

Item 1
13 Clermont Avenue Ryde - LDA2022/0163
Alterations and additions to existing pre-school to increase its capacity from 51 to 76 children per day, expansion of car park and associated works.
Report prepared by: Emma Ziegenfusz - Consultant Planner

Report approved by: Madeline Thomas - Senior Coordinator Development Assessment
 Sandra Bailey - Manager Development Assessment
 Liz Coad - Director City Planning & Environment

**City of Ryde
Local Planning Panel Report**

DA Number	LDA2022/0163
Site Address & Ward	13 Clermont Avenue, Ryde NSW 2112 Lot 1 DP 708529 & Lot 17 DP12753 Central Ward
Zoning	RE1 Public Recreation
Proposal	Alterations and additions to existing pre-school to increase its capacity from 51 to 76 children per day, expansion of car park and associated works.
Property Owners	City of Ryde
Applicant	Higgins Planning Pty Ltd
Report Author	Emma Ziegenfusz, Consultant Planner
Lodgement Date	1 June 2022
Notification No. of Submissions	Nil
Cost of Works	\$972,190.00
Reason for Referral to LPP	Conflict of Interest – Development for which the applicant or land owner is (a) the council. <i>Schedule 1, Part 1 of Local Planning Panels Direction</i>
Recommendation	Approval, subject to conditions.
Attachments	Attachment 1 – Child Care Planning Guidelines Compliance Table Attachment 2 – LEP & DCP Compliance Tables Attachment 3 – Draft Conditions of Consent Attachment 4 – Architectural Plans

1. Executive Summary

The subject development application (LDA2022/0163) at 13 Clermont Avenue, Ryde, also known as Yamble Reserve, seeks alterations and additions to an existing pre-school to increase its capacity from 51 to 76 children per day, expansion of an existing car park and associated works.

The site is zoned RE1 Public Recreation under the Ryde Local Environmental Plan 2014 (RLEP 2014). The site currently contains the North Ryde Community Preschool which provides 51 child care spaces for children aged 2 to 4, and operates between the hours of 8am and 4pm, Monday to Friday during school terms.

The subject development application has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The subject development application (DA) was notified for a period of fourteen (14) days in accordance with the City of Ryde Community Participation Plan. No submissions were received during the notification period.

As the application site is owned by City of Ryde Council, it meets the criteria for 'Conflict of Interest' in accordance with the Section 9.1 – Directions by the Minister and is therefore required to be determined by the Ryde Local Planning Panel (RLPP).

The proposal is considered to satisfy the requirements of Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of land as the site is currently used as a child care centre, and no elevated levels of potential contaminants were found in the site investigation submitted with the DA.

The proposed development is not a permitted use in the RE1 zoning and relies on existing use rights under the Environmental Planning and Assessment Act, 1979. The development satisfies the existing use provisions in the Act and Regulations as well as being consistent with the other requirements in the relevant planning instruments.

This report concludes that in its context, the proposal is considered to be satisfactory and can be supported. It is recommended that the RLPP support the application and approve the development, subject to recommended conditions of consent.

2. The Site and Locality

The subject site is located at 13 Clermont Avenue, Ryde and is public recreational land legally identified as Lot 1 DP 708529.

The site is known as Yamble Reserve, with the existing North Ryde Community Preschool located within the southern portion of the site, accessed via Clermont Avenue. The existing vehicle access off Clermont Avenue, adjacent to the preschool, and adjoining the existing public car park, is legally identified as Lot 17 DP 12753.

An aerial photograph of the site is provided in **Figure 1** below.

The existing North Ryde Community Preschool, subject of this application, makes up a relatively small portion of the total site area of Yamble Reserve. The area of land which the preschool occupies is relatively flat.

The existing North Ryde Community Preschool consists of a single storey brick building with metal roof, with an outdoor play area to the north of the building, enclosed by perimeter fencing, which separates the preschool from the adjoining public playground and public park area of Yamble Reserve. Adjoining the building to the west is an existing public car park containing 15 vehicle parking spaces, including 2 accessible spaces.

The site contains a number of existing trees scattered around the preschool.

The site is not mapped as being subject to any constraints, such as heritage, flooding or bushfire prone land.

The site is mapped as urban bushland, however, given the nature of the proposed use, and the existing use of the site, the proposal will not have any adverse impacts in this regard.

As mentioned above, the North Ryde Community Preschool adjoins Livvi's Place Ryde to the north, as well as the remaining public park area of Yamble Reserve. To the south, east and west, the preschool adjoins the side or rear boundaries of residential properties, consisting of one and two storey dwelling houses. All adjoining residential dwellings are positioned so that they front the street, with their side or rear setbacks and boundaries forming the adjoining boundary to the site.

Photographs of the site and surrounding properties are provided in **Figures 3 to 14** below.



Figure 3 – Subject site as viewed from Clermont Avenue.



Figure 4 – Subject site as viewed from existing internal driveway.



Figure 5 – Existing parking area on the subject site.

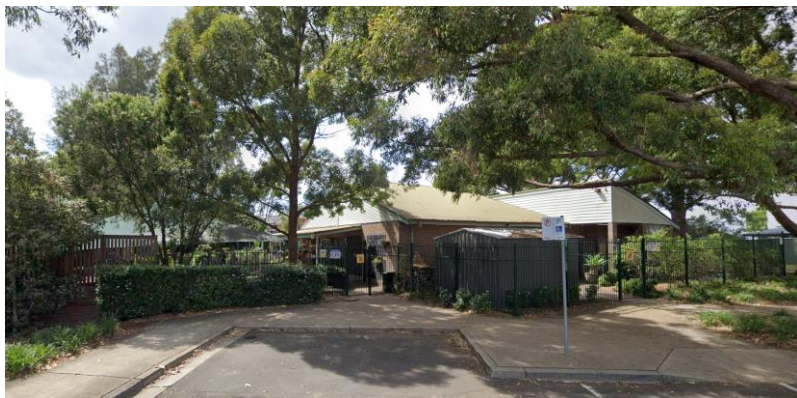


Figure 6 – Existing preschool building on the subject site.

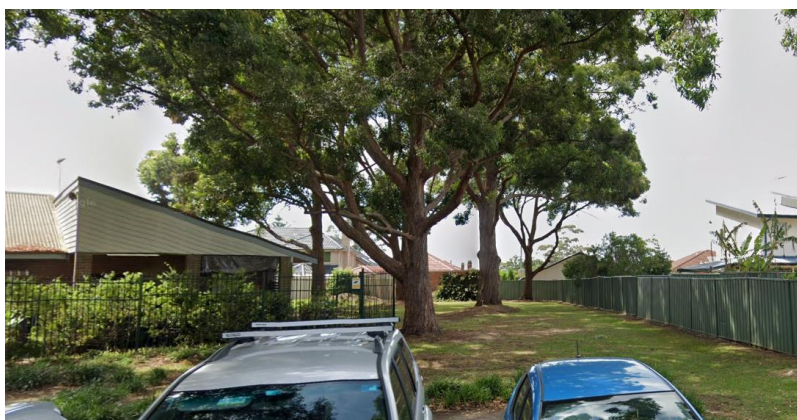


Figure 7 – Southern portion of the subject site containing existing trees to be retained.



Figure 8 – Residential dwellings to the south east of the subject site.



Figure 9 – Residential dwellings to the south of the subject site.



Figure 10 – Residential dwellings to the south west of the subject site.



Figure 11 – Residential dwellings to the west of the subject site.



Figure 12 – Residential dwellings to the north west of the subject site.



Figure 13 – Yamble Reserve to the north of the subject site.



Figure 14 – Livvi's Place Ryde to the north of the subject site.

3. The Proposal

The proposal involves alterations and additions to the existing preschool on the site known as North Ryde Community Preschool, to increase the number of childcare places from 51 to 76.

The proposed development involves the extension of the existing preschool building to provide the following:

- New Playroom 3;
- Replanning of staff amenities and bathrooms;
- New storage areas;
- New staff room; and
- New locker room and storage lockers.

The proposal will require the number of staff to increase from 12 to 16, however will not alter the existing operation hours, or the size of the existing outdoor play area.

The proposal will also modify the existing public car park on the site as follows:

- Creation of 2 disabled parking spaces; and
- Construction of 4 new car parking spaces.

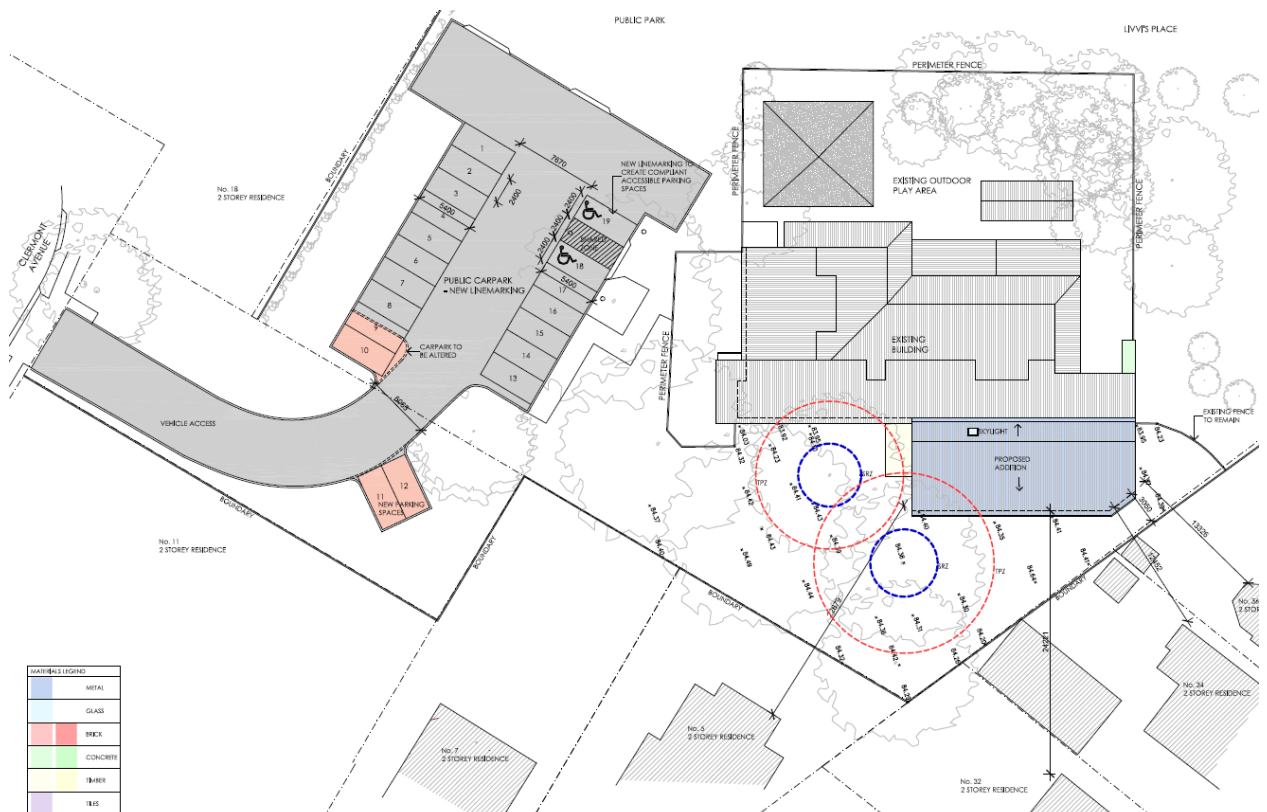


Figure 15 - Extract of proposed site plan
Source: Graham Bakewell, Issue A, dated: 17/05/2021

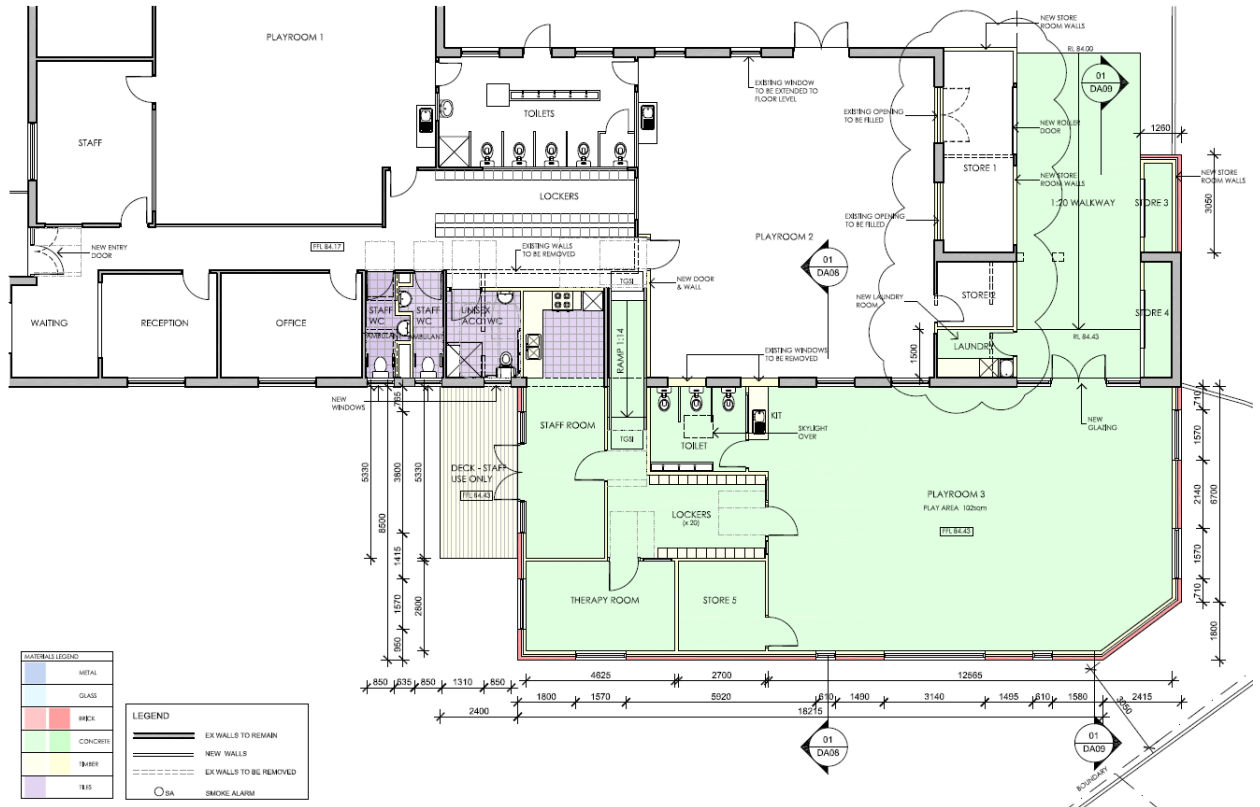


Figure 16- Extract of proposed floor plan
Source: Graham Bakewell, Issue A, dated: 17/05/2021

4. History

12 March 1987	Development Application No. A5138 for existing childcare centre approved by Council.
1 June 2022	The subject DA was lodged with Council.
23 June 2022 – 12 July 2022	The application was notified in accordance with the Ryde Community Participation Plan, during which no submissions were received.

5. Planning Assessment

5.1 Environmental Planning and Assessment Act, 1979

This section provides an assessment of the DA against Division 4.11 *Existing Uses* of the *Environmental Planning and Assessment (EP&A) Act 1979*. This consideration is required as childcare centres are not a permitted use in the RE1 Public Recreation under the Ryde Local Environmental Plan 2014 (RLEP 2014), which commenced on 12 September 2014.

Section 4.65 of the EP&A Act 1979 states that “existing use” means:

- (a) *The use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) *The use of a building, work or land –*

- (i) *For which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
- (ii) *That has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

In order to establish that the site benefits from existing use rights provisions under the EP&A Act 1979, it is necessary to establish that the site is currently being used for a prohibited use, the prohibited use was lawfully commenced and that the use has not been abandoned.

The site benefits from Development Consent No. A5138 dated 12 March 1987, with a development description “To erect a building and commence a childcare centre”.

It is noted that the RE1 Public Recreation zone permits “community facilities”, which are defined under the RLEP 2014 as follows:

community facility means a building or place—

(a) *owned or controlled by a public authority or non-profit community organisation, and*

(b) *used for the physical, social, cultural or intellectual development or welfare of the community,*

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

The current definition of “community facility” excludes an “educational establishment” and “centre-based child care facility” which are defined as follows:

educational establishment means a building or place used for education (including teaching), being—

(a) *a school, or*

(b) *a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.*

centre-based child care facility means—

(a) *a building or place used for the education and care of children that provides any one or more of the following—*

(i) *long day care,*

(ii) *occasional child care,*

(iii) *out-of-school-hours care (including vacation care),*

(iv) **preschool care**, or

(b) *an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),*

Note—

An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.

but does not include—

*(c) a building or place used for home-based child care or school-based child care, or
(d) an office of a family day care service (within the meanings of the Children
(Education and Care Services) National Law (NSW)), or*

*(e) a babysitting, playgroup or child-minding service that is organised informally by
the parents of the children concerned, or*

*(f) a child-minding service that is provided in connection with a recreational or
commercial facility (such as a gymnasium) to care for children while the children's
parents are using the facility, or*

*(g) a service that is concerned primarily with providing lessons or coaching in, or
providing for participation in, a cultural, recreational, religious or sporting activity, or
providing private tutoring, or*

*(h) a child-minding service that is provided by or in a health services facility, but only
if the service is established, registered or licensed as part of the institution operating
in the facility.*

Note—

*Centre-based child care facilities are a type of early education and care facility—see
the definition of that term in this Dictionary.*

Whilst the existing childcare centre is owned by Council (i.e. a public authority) and is used for the intellectual development of the community, a more appropriate definition under the RLEP 2014 for the existing development is a “child care centre”, which is not listed as a permissible use under the RE1 zone.

The original approval for the existing operations were determined under the former Ryde Planning Scheme Ordinance 1979 when a “community facility” which included the sub-category “child care centre” under its “umbrella” as a permitted form development in the former 6(a) Open Space zoning.

The applicant has advised the following with respect to the defining of the existing use:

The construction of a child care centre being a type of community facility was reaffirmed as determined by Justice Bignold's unreported judgment of Friends of Pryor Park Incorporated v Ryde City Council [1995] NSWLEC 160” and remains a principled judgment on the consideration to be given when categorising development, the purpose of which may fall within permissible or prohibited categories, and continues to reflect a reasoned basis for distinguishing:

“The fact that a particular development may fairly and properly be classified as falling within two defined purposes -- one permissible and the other prohibited -- does not necessarily mean that the development is impermissible.”

Friends of Pryor Park Inc v Ryde CC (L & E Ct, Bignold J, No 40100/95, 25/9/95, unreported

The existing preschool was granted approval by Council at its meeting held on 10 March 1987 via Development Consent No. A5138 dated 12 March 1987, and is described as “To erect a building and commence a child care centre”, subject to conditions 1 to 13.

The applicant has advised that the approval has been in existence and commenced construction work being undertaken via Building Application No. 471/87 dated 5 May 1987. As such, the existing preschool has been established as a result of a lawful approval and prior to the commencement of the current RLEP 2014 on 12 September 2014. There is no indication that the use as a child care centre has been abandoned.

Therefore, the site benefits from the continuation of the existing use as a child care centre under Section 4.66 Continuance of and limitations on existing use of the EP&A Act 1979.

Section 4.67 *Regulations respecting existing use* of the EP&A Act 1979 states that the Regulations make provision for the carrying out of alteration, rebuilding, enlargement, expansion or intensification of an existing use. Clause 163(1) *Certain Development Allowed* of the EP&A Regulation 2021 states that an existing use may be 'enlarged, expanded or intensified,' 'altered or extended' or 'rebuilt'. Therefore, this DA is consistent with the development allowed for an existing use.

In addition, the planning principles set out by the NSW Land and Environment Court relating to existing use rights are to be considered when undertaking a merits assessment of a proposed redevelopment of a site with existing use rights.

The planning principles are formed under *Fodor Investments v Hornsby Shire Council [2005] NSWLEC 71* and confirmed in *Stromness Pty Ltd v Woollahra Municipal Council [2006] NSWLEC 587*. Consideration of these principles is as follows:

1. *How do bulk and scale (as expressed by the height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites?*

While planning controls, such as height, floor space ratio and setbacks do not apply to sites with existing use rights; they have relevance to the assessment of applications on such sites. This is because the controls apply to surrounding sites and indicate the kind of development that can be expected if and when surrounding sites are redeveloped. The relationship of new development to its existing and likely future context is a matter to be considered in all planning assessment.

The site (i.e. Yamble Reserve) does not apply a maximum floor space ratio or building height under the RLEP 2014. Nonetheless, the proposed additions to the existing building do not significantly add to the bulk and scale of the development.

2. *What is the relevance of the building in which the existing use takes place?*

The existing building is currently used as a child care centre. The proposal will continue the existing operations, whilst allowing for additional children and staff.

3. *What are the impacts on adjoining land?*

The proposed additions will not result in any unacceptable impact on the adjoining properties. The DA is accompanied by an Operational Plan of Management (POM) which ensures the impact of additional children on adjoining properties is managed by policies and procedures set out in the POM.

4. What is the internal amenity?

The proposed additions will provide greater amenity to the occupants of the childcare centre, as it provides for an improved configuration for both staff and children.

Based on the above merit assessment set out by the planning principles, the proposal is considered acceptable.

5.2 State Environmental Planning Instruments

Instrument	Proposal	Compliance
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 4 - Remediation of Land		
<p>The provisions of this SEPP requires Council to consider the potential for a site to be contaminated.</p>	<p>Pursuant to Clause 4.6(1) consideration has to be given as to whether the land is contaminated and the suitability of use. The subject application was accompanied by details of the soil contents of the site, contained within the Preliminary Soil Contamination and Waste Classification Screening Report, prepared by JK Geotechnics. The submitted report revealed no elevated concentrations of potential contaminants, and no asbestos was found on the site.</p> <p>Council's Environmental Health Officer (EHO) reviewed the report and was satisfied that the land is suitable in its current form for the proposed development.</p>	<p>Yes</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 Vegetation in non-rural areas		
<p>The provisions of this SEPP</p> <p>The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.</p>	<p>The Arborist Report submitted with the application indicates that the proposed development will not adversely impact any trees on the site, subject to protection measures. No trees are proposed to be removed. The Arborist Report provides recommendations for construction methods within the Tree Protection Zone (TPZ) of the trees to be retained, including non-destructive excavation of stormwater infrastructure that is to be supervised by the Project Arborist.</p> <p>The proposal is considered to be satisfactory by Council's Tree Management Officer and Landscape Architect subject to the recommended conditions of consent (see Conditions 44-50, 71-74).</p>	<p>Yes</p>

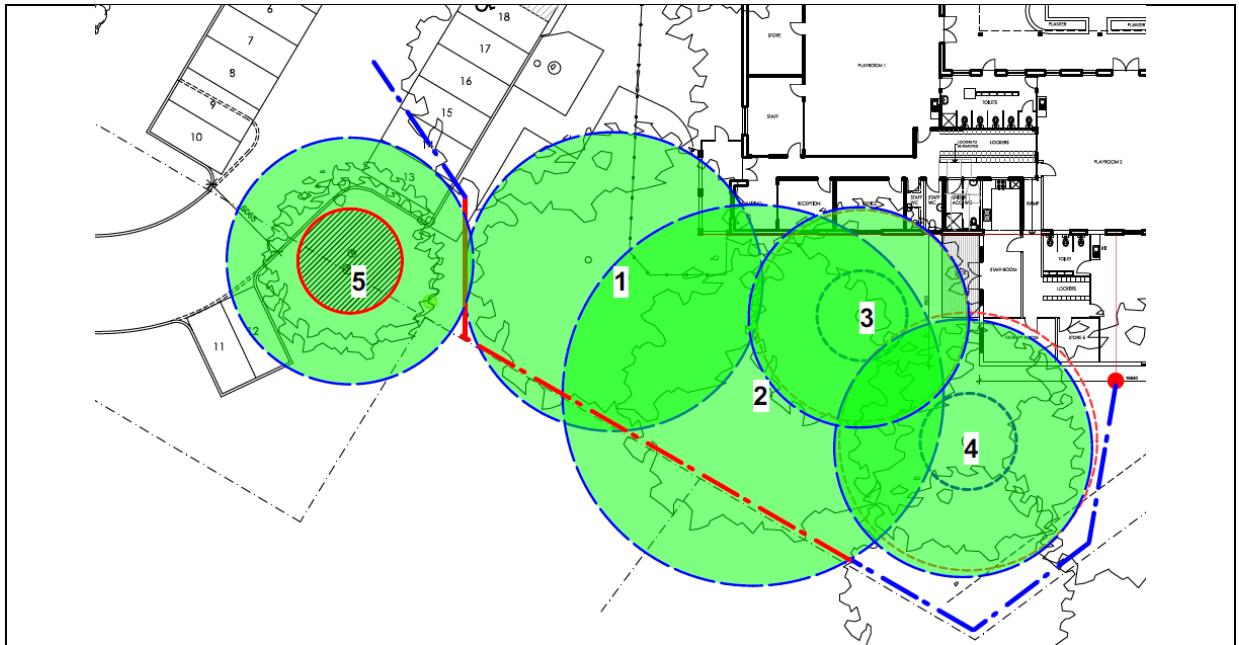


Figure 17 – Extract of Tree Management Plan. Red dashed line indicates proposed stormwater which is required to be constructed by non-destructive excavation

Chapter 10 Sydney Harbour Catchment

This Plan applies to the whole of the Ryde Local Government Area. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.

Yes

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 Educational Establishment and Child Care Facilities

Clause 3.23 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* provides that:

Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

The *Child Care Planning Guideline* (herein simply referred to as ‘the Guideline’) establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based childcare facilities in NSW.

A detailed assessment of the proposal against provisions of the Guidelines is illustrated in the compliance table held in **Attachment 1**. This matter has also been discussed in greater detail following the table.

Yes

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)

Chapter 3 Educational Establishment and Child Care Facilities

Clause 3.23 Centre-based child care – matters for consideration by consent authorities

Clause 3.23 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) provides that:

Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

The *Child Care Planning Guideline* (CCPG) establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based childcare facilities in NSW.

A detailed assessment of the proposal against the provisions of the CCPG is contained within **Attachment 1** appended to this report, which finds the proposal to be consistent with the objectives and guidelines of the CCPG.

Attachment 1 also contains an assessment of the proposal's compliance against the non-discretionary development standards for centre based child care centres contained in the Transport and Infrastructure SEPP.

5.3 Ryde Local Environmental Plan 2014 (RLEP 2014)

The following outlines provisions of RLEP 2014 that are relevant to the proposal.

Clause 2.3 - Zone Objectives and Land Use Table

Under RLEP 2014, the subject site is zoned RE1 Public Recreation. 'Centre-based child care facilities' are not permissible with consent within the RE1 zone.

Despite this, the existing child care centre was approved on 5 May 1987 under the former Ryde Planning Scheme Ordinance 1979 (RPSO). Under the RPSO, the proposal was zoned 6(a) *Open Space Recreation Existing* and was considered to fall under the definition of a community facility which was permitted in the zone. As such, the existing development was permissible with consent under the RPSO and was lawfully approved by Council.

The site was lawfully used for a child care centre at 30 June 2010 being the time that Ryde Local Environmental Plan 2010 came into effect, and prohibited child care centres in the RE1 zone. Furthermore, the site has continued to be lawfully used since 12 September 2014, being the time that RLEP 2014 came into effect and continued the prohibition of child care centres in the zone. The use has been continuous since its approval in 1987 and as such, the site enjoys existing use rights. Pursuant to Section 4.67 of the EP&A Act and Part 7 of the EP&A Regulation 2021 the proposed alterations

and additions to the existing child care centre are permissible with consent. The proposed development will not alter the existing use on the site as a centre-based child care facility.

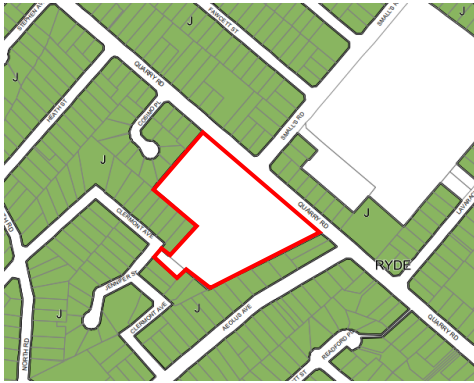
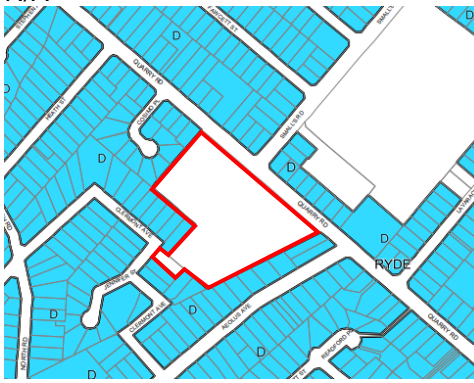
Objectives for the public recreation zones:

The objectives of the RE1 Public Recreation zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposal relies on existing use rights and accordingly is for a use that is not envisaged by the LEP for the zone. Notwithstanding, the proposal is not antipathetic to the zone objectives in that it will not alter the existing use of Yamble Reserve as a public open space with a wide range of recreational activities and compatible land uses, inclusive of the existing preschool. Furthermore, the proposed alterations and additions will not have any adverse impacts on the natural environment, with surrounding mature trees proposed to be protected as per the Arborist Report submitted with the application.

The following table provides a summary of the key provisions that apply to the proposal:

Clause	Proposal	Compliance
<p>4.3 Height of Buildings</p> <p>N/A</p>  <p>Figure 17 Height map under RLEP 2014</p>	<p>No maximum height is prescribed.</p> <p>The maximum height of the proposed development is 5.8m.</p>	<p>N/A</p>
<p>4.4 Floor Space Ratio</p> <p>N/A</p>  <p>Figure 18 FSR Map under RLEP 2014</p>	<p>No FSR is prescribed.</p>	<p>N/A</p>
<p>5.10 Heritage Conservation</p>		

Clause	Proposal	Compliance
(1) The objectives of this clause are as follows— (a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views, (c) To conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance	The subject site does not contain an item of environmental heritage, is not located within the vicinity of an item of environmental heritage and is not located within a heritage conservation area.	Yes
6.2 Earthworks		
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The proposal ensures the existing ground levels are generally maintained.	Yes
6.4 Stormwater Management		
(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	The proposed stormwater management on the site will connect to the existing system and includes a rainwater tank. The proposed stormwater management has been designed to minimise the impact on existing trees to be retained.	Yes

5.4 Draft Environmental Planning Instruments

Draft Remediation of Land State Environmental Planning Policy (SEPP)

The Draft Remediation of Land SEPP does not seek to change the requirement for consent authorities to consider land contamination in the assessment of DAs. As discussed within the SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land (formerly SEPP No. 55 – Remediation of Land) assessment above.

The proposed works relate to the alterations and additions to an existing child care centre. This proposal does not involve any works that involve excavation.

The proposal is considered to satisfy the requirements of this draft SEPP.

Draft Environment SEPP

The draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. The consolidated SEPP proposes to simplify the planning rules for a number of

water catchments, waterways and urban bushland areas. Changes proposed include consolidating SEPPs, which include:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The proposal is consistent with the provisions of the draft SEPP.

5.5 Ryde Development Control Plan 2014 (RDCP 2014)

As specified under Section 4.67(3) of the EP&A Act 1979, provisions of planning instruments that derogate (that is detract) from EP&A Regulation 163(1) *Certain development allowed* do not apply to the assessment of applications on sites with existing use rights. However, in *Saffioti v Kiama Municipal Council* [2018] NSW LEC 1426, the Commissioner of the Land and Environment Court found that a Development Control Plan (DCP) is not an environmental planning instrument, and therefore section 4.67(3) of the EP&A Act 1979 does not apply.

As such, this section provides an assessment of the Ryde DCP 2014 and its relevant development controls against the following relevant sections:

- Part 3.2: Child Care Centres;
- Part 3.3: Dwelling Houses and Dual Occupancy;
- Part 7.2: Waste Minimisation and Management;
- Part 8.2: Stormwater & Floodplain Management;
- Part 8.3: Driveways; and
- Part 9.3: Parking Controls.

Note: Built form controls for dwelling houses and dual occupancy controls within Part 3.3 of RDCP 2014 apply to this proposal, in accordance with control 3.2(d) within Part 3.2 of the DCP.

Clause 26(1) of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* provides that a provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers of the like, of children) does not apply to development for the purpose of a centre-based child care facility:

- (a) *Operational or management plans or arrangements (including hours of operation),*
- (b) *Demonstrated need or demand for child care services,*
- (c) *Proximity of facility to other early education and care facilities,*
- (d) *Any matter relating to development for the purpose of a centre-based child care facility contained in:*
 - (i.) *The design principles set out in Part 2 of the Child Care Planning Guideline, or*
 - (ii.) *The matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that guideline (other than those concerning building height, side and rear setbacks or car parking rates).*

A detailed assessment of the proposal against the relevant provisions of RDCP 2014, Part 3.2 Child Care Centres is contained within **Attachment 2**. This assessment has concluded that the proposal is consistent with the aims, objectives and requirements of RDCP 2014.

5.6 Planning Agreements or Draft Planning Agreements

The application is not the subject of any planning agreements or draft planning agreements.

5.7 City of Ryde Section 7.12 Development Contributions Plan 2020

The City of Ryde Fixed Rate Levy Development Contributions Plan 2020 applies to non-residential development. Pursuant to Section 2.5 of this plan, the proposed development would be exempt from contributions under the plan, given the development is proposed by Council. This has been confirmed by Council's Developer Contributions Officer.

5.8 Any matters prescribed by the regulation

Environmental Planning and Assessment Regulation 2000

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning, Industry and Environment and others. Standard conditions are recommended relating to compliance with BCA and AS (see **Condition 4 and 18**).

Education and Care Services National Regulations

These Regulations underpin the operational and specific design requirements for education and care providers. With regard to the DA, these Regulations govern physical environment design requirements for centre-based child care facilities, and form part of the design guidelines within the Child Care Planning Guideline. The proposal complies with such regulations; reference is made to the assessment in **Attachment 1** for further detail.

6. The likely impacts of the development

The assessment demonstrates that, subject to conditions, the proposal will not have any significant adverse nor unreasonable impacts upon adjoining properties or the environment in general. The development will not result in any significant or adverse visual privacy or overshadowing impacts on adjoining sites, and the visual appearance of the development with the public domain would be consistent with the existing and future character of the surrounding area. All relevant issues regarding environmental impacts of the development are discussed elsewhere within this report.

Approval of the proposed development is unlikely to establish a negative precedent that would be reflected elsewhere within the Ryde LGA. The development is therefore considered satisfactory in terms of environmental impact.

7. Suitability of the site for the development

The subject site is located within the RE1 Public Recreation zone. Although 'centre-based child care facilities' are not permitted with consent in the RE1 zone, the proposal benefits from existing use rights pursuant to Section 4.67 of the EP&A Act and Part 7 of the EP&A Regulation 2021. The proposal relates to the extension of an existing preschool on the site, and as such, the nature of the land use is considered to be more than suitable for the subject site, particularly given it adjoins a public playground and park.

As detailed in the report, careful consideration has been given to surrounding residential properties to avoid impacts to the amenity of these properties as well as the built and natural environment. Therefore, the proposal is considered suitable on the site.

8. The Public Interest

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimised. The proposal has been assessed against the relevant planning instruments and is considered to be acceptable.

Further, the proposal will not significantly or unreasonably affect surrounding sites and the broader area and is consistent with the existing and future character of the area by improving an existing land use on the site. The proposal would therefore be in the public interest.

9. Public Notification and Submissions

The application was notified and advertised in accordance with the Ryde Community Participation Plan and in response, no submissions were received.

10. Referrals

The subject application has been reviewed by technical specialist with comments summarised below:

Development Engineer

Council's Senior Development Engineer reviewed the proposal and raised no objections, subject to conditions (see **Conditions 6-9, 39-43, 68, 69, 70, 78-81**).

Landscape Architect

Council's Landscape Architect reviewed the proposal and raised no objections, subject to conditions (see **Conditions 44-50, 71-74**).

Tree Management Officer

The proposal was referred to Council's Tree Management Officer, who has raised no issues subject to conditions imposed by Landscape Architect.

Environmental Health Officer

The proposal was referred to Council's Environmental Health Officer, who has raised no issues subject to conditions (see **Conditions 10, 82, 83, 90-97**).

11. Conclusion

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is suitable for the site and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The proposal is consistent with the objectives of the zones.
- The proposal satisfies the statutory provisions set out in the Environmental Planning and Assessment Act 1979.
- The proposal results in no unreasonable adverse impact to adjoining properties and the surrounding environment.
- There were no submissions in objection to the proposed development.
- The site is suitable for the proposed development, and is not contrary to the public interest.

12. Recommendation

That the Ryde Local Planning Panel, as the consent authority, grant development consent to Local Development Application LDA No. LDA2022/0163 for 'Alterations and additions to existing pre-school to increase its capacity from 51 to 76 children per day, expansion of car park and associated works', on land at 13 Clermont Avenue, Ryde subject to the attached draft conditions of consent.

ATTACHMENTS

- 1 Compliance table - *State Environmental Planning (Educational Establishments and Child Care Facilities) 2017* and Child Care Planning Guideline
- 2 LEP and DCP Compliance Table
- 3 Recommended conditions of consent
- 4 Architectural Plans - subject to copyright provision

Report Prepared By:

Emma Ziegenfusz
Consultant Planner

Report Approved By:

Madeline Thomas
Senior Coordinator - Development Assessment

Sandra Bailey
Manager - Development Assessment

Liz Coad
Director - City Planning and Environment

Attachment 1 - State Environmental Planning Policy (Transport and Infrastructure) 2021

Relevant clauses	Compliance with standard/provision	Compliance
3.22. Centre-based child care—concurrence of Regulatory Authority required for certain development	The clause does not apply as the proposal complies with requirements for outdoor play areas. As such, the concurrence of the Regulatory Authority is not required.	N/A
3.23 Centre-based child care—matters for consideration by consent authorities	The Child Care Planning Guidelines have been considered within the assessment.	Refer to table below
3.24. Centre-based child care facility in Zone IN1 or IN2 – additional matters for consideration by consent authorities.	The subject site is located within the RE1 Public Recreation zone.	N/A
3.25 Centre-based child care facility – floor space ratio (1) Development consent must not be granted for the purposes of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio for the building on the site of the facility exceeds 0.5:1. (2) This section does not apply if another environmental planning instrument or a development control plan sets a maximum floor space ratio for the centre-based child care facility.	The subject site is not located on R2 Low Density Residential land.	N/A
3.26. Centre-based child care—non-discretionary development standards (a) location—the development may be located at any distance from an existing or proposed early education and care facility, (b) indoor or outdoor space (i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the	Assessment of the clause is as follows: (a) Noted (b) (i.) 280m ² of indoor space provided, complying with regulation 107	Yes

Relevant clauses	Compliance with standard/provision	Compliance
<p>Education and Care Services National Regulations applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or</p> <p>(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,</p> <p>(c) site area and site dimensions—the development may be located on a site of any size and have any length of street frontage or any allotment depth,</p> <p>(d) colour of building materials or shade structures—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.</p>	<p>(ii.) 697m² of outdoor space provided, which complies with regulation 108</p> <p>(c) Noted</p> <p>(d) Noted. Heritage provisions do not apply. The proposal complies with the standards.</p>	
<p>3.27. Centre-based child care—development control plans</p> <p>(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility—</p> <p>(a) operational or management plans or arrangements (including</p>	<p>Noted.</p>	<p>Noted.</p>

Relevant clauses	Compliance with standard/provision	Compliance
<p>hours of operation), (b) demonstrated need or demand for child care services, (c) proximity of facility to other early education and care facilities, (d) any matter relating to development for the purpose of a centre-based child care facility contained in— (i) the design principles set out in Part 2 of the Child Care Planning Guideline, or (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).</p>		

Child Care Planning Guideline September 2021

Guideline	Compliance with standard/provision
Part 2 Design Quality Principles	
<p>Principle 1. Context Good design responds and contributes to its context, including the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Well-designed child care facilities respond to and enhance the qualities and identity of the area including adjacent sites, streetscapes and neighbourhood. Well-designed child care facilities take advantage of its context by optimising nearby transport, public facilities and centres, respecting local heritage, and being responsive to the demographic, cultural and socio-economic makeup of the facility users and surrounding communities.</p>	<p>The design of the proposed development responds to the context of the site. The proposed extension of the existing preschool provides setbacks, building height, articulation, and design consistent with the existing preschool building, and appropriate for the character of the locality. The existing preschool is well located, being close to other educative and community facilities, and public transport facilities, as well as being located at Yamble Reserve, a large public park.</p>
<p>Principle 2. Built Form Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the surrounding area. Good design achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Good design also uses a variety of materials, colours and textures. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook. Contemporary facility design can be distinctive and unique to support innovative approaches to teaching and learning, while still achieving a visual appearance that is aesthetically pleasing, complements the surrounding areas, and contributes positively to the public realm.</p>	<p>The proposed design of the preschool extension provides an appropriate building height, bulk and scale that is consistent with the existing building on the site, and with other development within the surrounding area. The proposed extension will be finished in materials and colours which match the existing preschool on the site, and are considered appropriate for the locality.</p>
<p>Principle 3. Adaptive learning spaces Good facility design delivers high quality learning spaces and achieves a high level of amenity for children and staff, resulting in buildings and associated infrastructure that are fit-for-purpose, enjoyable and easy to use. This is achieved through site layout, building design, and learning spaces fit-out. Good design achieves a mix of inclusive learning spaces to cater for all students</p>	<p>The submitted information proposes a large indoor space that will provide purpose-built and accessible facilities with high levels of amenity capable of being used for a variety of activities. The new indoor playroom, and additional facilities proposed will complement the existing preschool on the site and enhance the existing use.</p>

Guideline	Compliance with standard/provision
<p>and different modes of learning. This includes appropriately designed physical spaces offering a variety of settings, technology and opportunities for interaction.</p>	
<p>Principle 4. Sustainability Sustainable design combines positive environmental, social and economic outcomes. This includes use of natural cross ventilation, sunlight and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and re-use of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation. Well-designed facilities are durable and embed resource efficiency into building and site design, resulting in less energy and water consumption, less generation of waste and air emissions and reduced operational costs.</p>	<p>The proposed development will provide adequate cross ventilation, sunlight and passive thermal design.</p>
<p>Principle 5. Landscape Landscape and buildings should operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Well-designed landscapes make outdoor spaces assets for learning. This includes designing for diversity in function and use, age-appropriateness and amenity. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p>	<p>The proposed development will not significantly alter the existing landscaping on the site. Where the additions are proposed, turf will be removed, however new turf is proposed surrounding areas proposed for construction. The outdoor play space, being the main landscaped area on the site, will not be altered by the proposed development. The proposal will retain all existing trees on the site and will implement tree protection measures where necessary.</p>
<p>Principle 6. Amenity Good design positively influences internal and external amenity for children, staff and neighbours. Achieving good amenity contributes to positive learning environments and the well-being of students and staff. Good amenity combines appropriate and efficient indoor and outdoor learning spaces, access to sunlight, natural ventilation, outlook, visual</p>	<p>A high level of internal amenity is proposed for users of the proposed development, with high levels of solar access and natural ventilation to be provided to the new indoor spaces. The design of the development will not have significant adverse impacts on surrounding sites, with solar access, visual privacy and acoustic amenity</p>

Guideline	Compliance with standard/provision
<p>and acoustic privacy, storage, service areas and ease of access for all age groups and degrees of mobility. Well-designed child care facilities provide comfortable, diverse and attractive spaces to learn, play and socialise.</p>	<p>being afforded to surrounding sites.</p>
<p>Principle 7 - Safety Well-designed child care facilities optimise the use of the built and natural environment for learning and play, while utilising equipment, vegetation and landscaping that has a low health and safety risk, and can be checked and maintained efficiently and appropriately. Good child care facility design balances safety and security with the need to create a welcoming and accessible environment. It provides for quality public and private spaces that are inviting, clearly defined and allow controlled access for members of the community. Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED). Well-designed child care facilities incorporate passive surveillance and Crime Prevention Through Environmental Design (CPTED).</p>	<p>The layout and design of the proposed extension will not create risks for children attending the site. The proposed indoor areas, and existing indoor and outdoor spaces, are capable of active and casual surveillance.</p>
<p>Part 3 Matters for Consideration</p>	
<p>C1. For proposed developments in or adjacent to a residential zone, consider:</p> <ul style="list-style-type: none"> • the acoustic and privacy impacts of the proposed development on the residential properties • the setbacks and siting of buildings within the residential context 	<p>An Acoustic Report has been submitted with the proposed development application by Acoustic Consulting Engineers, dated 24 March 2022. The Acoustic Report concludes that the proposed increase in children at the existing centre will not cause any adverse acoustic impacts to neighbouring residences, provided the noise measures recommended are implemented. The findings and recommendations of the report are supported by Council's Environmental Health Officer subject to conditions of consent (see Conditions 10, 83, 90, 96 and 97)</p> <p>The proposed alterations and additions to the centre based child-care facility will</p>

Guideline	Compliance with standard/provision
<ul style="list-style-type: none"> • visual amenity impacts (e.g. additional building bulk and overshadowing, local character) • traffic and parking impacts of the proposal on residential amenity. <p>For proposed developments in commercial and industrial zones, consider:</p> <ul style="list-style-type: none"> • potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions the potential impact of the facility on the viability of existing commercial or industrial uses. 	<p>not alter the existing front setback and will provide setbacks to the side boundaries which are appropriate for the residential context.</p> <p>The proposed addition is setback a minimum of 3.05m to the nearest side boundary, which is considered satisfactory.</p> <p>The proposed addition is of an appropriate scale, being a single storey extension to the existing single storey building and will not result in excessive visual bulk on the site. The proposed addition is consistent with the style of the existing building on the site and is not out of character for the area. As shown on the submitted shadow diagrams, the proposal will not have any adverse shadowing impacts on neighbouring properties.</p> <p>A Traffic Report has been submitted with the proposed development application by Greys Australia Pty Ltd, dated 22 March 2022, which considers the parking impacts on residential amenity.</p> <p>The proposed development is located within the RE1 Public Recreation zone and therefore this is not applicable.</p> <p>Refer above.</p>
<p>C2</p> <p>When selecting a site, ensure that:</p> <ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use. • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards. • there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is 	<p>The proposed development relates to the extension of an existing preschool at the site. The site continues to be suitable for use as a preschool given it contains no significant environmental and/or planning affectations or constraints (e.g. bushfire, flooding, landslip, etc.), and is located off Clermont Avenue, which is not a cul-de-sac. Sufficient off-street parking facilities are provided. The site also adjoins a</p>

Guideline	Compliance with standard/provision
<p>needed.</p> <ul style="list-style-type: none"> • the characteristics of the site are suitable for the scale and type of development proposed having regard to: - length of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties • the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas. • where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use. • there are suitable drop off and pick up areas, and off and on street parking. • the characteristics of the fronting road or road (for example its operating speed, road classification, traffic volume, heavy vehicle columns, presence of parking lands) is appropriate and safe for the proposed use • the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities. • it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises. 	<p>public playground and park, which are compatible land uses.</p>
<p>C3. A child care facility should be located:</p> <ul style="list-style-type: none"> • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, 	<p>The proposed development relates to the extension of an existing preschool at the site. The existing preschool, subject to the proposed works, is well located, being close to other educative and community facilities, and public transport facilities, as well as being located at Yamble Reserve, a large public park.</p>

Guideline	Compliance with standard/provision
shops, services and the like.	
<p>C4</p> <p>A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from: proximity to: - heavy or hazardous industry, waste transfer depots or landfill sites - LPG tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses – extractive industries, intense agriculture, agricultural spraying activities.</p> <ul style="list-style-type: none"> • any other identified environmental hazard or risk relevant to the site and, or existing buildings within the site. 	<p>The proposed development relates to the extension of an existing preschool at the site. The existing site does not contain any risks to children, staff or visitors, or adverse environmental conditions.</p>
3.2 Local Character, streetscape and the public domain interface	
<p>C5</p> <p>The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in character with the locality and existing streetscape • build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape and local character • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas • in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence except when good design solutions can be achieved 	<p>Refer to assessment of Design Quality Principles.</p>
C6	

Guideline	Compliance with standard/provision
<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> • fencing to ensure safety for children entering and leaving the facility • windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing. 	<p>Existing fencing on the site will be retained. The fencing ensures the safety of children entering and leaving the facility.</p> <p>Due to the siting of the existing preschool, passive surveillance to Clermont Avenue is not enabled.</p> <p>Existing landscaping and fencing will be retained.</p>
<p>C7 On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.</p>	<p>Only one building will continue to occupy the site. All entry points have been designed for legibility and access by visitors.</p>
<p>C8 Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/ private open space from adjoining public open space • minimal use of blank walls and high fences. 	<p>The proposed development will not alter the existing streetscape frontage. Existing fencing and landscaping to the public park and playground to the rear will be retained.</p>
<p>C9 Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.</p>	<p>Existing perimeter fencing will be retained and will ensure separation of public and private domain.</p>
<p>C10 High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with</p>	<p>Not proposed or required by Acoustic Consultant.</p>

Guideline	Compliance with standard/provision
screen landscaping of a similar height between the wall and the boundary	
3.3 Building orientation, envelope and design	
<p>C11 Orient a development on a site and design the building layout to:</p> <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses • optimise solar access to internal and external play areas • avoid overshadowing of adjoining residential properties • minimise cut and fill • ensure buildings along the street frontage define the street by facing it • ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	<p>The are no undue visual privacy or overlooking impacts anticipated from the proposed development, given the proposed setbacks, boundary fencing and vegetation separating the proposed extension from the adjoining properties. Furthermore, window openings to the new extension have been minimised as far as practicable at the elevation facing adjoining residential properties.</p> <p>A review of the submitted shadow diagrams indicates the proposed development optimises solar access to the new play area.</p> <p>A review of the submitted shadow diagrams indicates that the adjoining properties will not be adversely impacted by the extra shadow generated by the proposed development.</p> <p>The proposal minimises cut and fill.</p> <p>Due to the nature of the site, the proposed extension will not be overly visible from Clermont Avenue.</p> <p>Not applicable.</p>
<p>C12 The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street 	<p>The maximum building height of the proposed development is 5.8m, which is consistent with the existing building height on the site, and compatible with the height of surrounding low density development.</p> <p>The proposed building height is considered to be consistent with the broader streetscape, given it is single storey and complies with the maximum building height permitted within the</p>

Guideline	Compliance with standard/provision
<ul style="list-style-type: none"> • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character. • where a Local Environmental Plan or Development Control Plan do not specify a floor space ratio for the R2 Low Density Residential zone, a floor space ratio of 0.5:1 is to apply to a child care facility in the R2 zone. 	<p>surrounding low density residential zone.</p> <p>The proposed extension provides a minimum setback of 3.05m to the nearest residential neighbour which is considered to provide adequate privacy for the neighbours.</p> <p>The side setback would provide adequate access for building maintenance.</p> <p>The proposal will not alter the existing setback to the street.</p> <p>The site is zoned RE1 Public Recreation.</p>
<p>C13 Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres.</p> <p>On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.</p>	<p>No change proposed to existing setback to Clermont Avenue.</p>
<p>C14 On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.</p>	<p>The site is not in a residential zone, however is surrounded by low density residential development, and as such the side and rear setbacks for a dwelling house are considered relevant. The proposal is consistent with the required setbacks of a dwelling house.</p>
<p>C15 Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play 	<p>The existing entry point to the preschool will be retained, which allows for easy access, is directly accessible from the parking area, allows for natural surveillance, and is not accessed through an outdoor play area.</p>

Guideline	Compliance with standard/provision
<p>area</p> <ul style="list-style-type: none"> • in a mixed-use development, clearly defined and separate from entrances to other uses in the building. 	
<p>C16 Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	<p>The development is expected to be able to comply with relevant standards.</p> <p>The design of the proposed development is considered accessible with the internal ramps proposed.</p> <p>A continuous path of travel is provided throughout the building.</p> <p>Ramping is proposed where necessary.</p>
3.4 Landscaping	
<p>C17 Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space.</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>Existing vegetation and planting surrounding the boundaries of the site will be retained.</p> <p>All existing landscaping on the site will be retained, except where construction is proposed.</p>
<p>C18 Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car 	<p>The existing car park will be retained, including existing vegetation surrounding the parking area. The additional parking spaces will be incorporated into the existing car park area,</p>

Guideline	Compliance with standard/provision
<p>parking areas within the front setback</p> <ul style="list-style-type: none"> • using low level landscaping to soften and screen parking areas 	
3.5 Visual and acoustic privacy	
<p>C19 Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.</p>	<p>The proposed development is not a mixed-use development.</p>
<p>C20 Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design. 	<p>The new indoor play space has been suitably located to minimise overlooking to and from the public domain. Existing fencing and vegetation will largely screen the new extension from the adjoining public playground.</p>
<p>C21 Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening. 	<p>Appropriate site and building layout and generous side setbacks prevent overlooking into the adjoining dwellings. Existing boundary fencing and vegetation provides screening and prevents overlooking into adjoining dwellings.</p>
<p>C22 A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence) • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure 	<p>The proposal does not include alterations to more than 50% of the existing floor area. Additional acoustic fencing is not required.</p>
<p>C23 A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background 	<p>An Acoustic Report prepared by Acoustic Consulting Engineers is submitted with this application and addresses the matters.</p>

Guideline	Compliance with standard/provision
<p>noise level for outdoor play areas during times they are proposed to be in use</p> <ul style="list-style-type: none"> • determine the appropriate height of any acoustic fence to enable the noise criteria to be met 	
3.6 Noise and Air Pollution	
<p>C24</p> <p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits • locating cot rooms, sleeping areas and play areas away from external noise sources. 	<p>There are no major noise sources which impact the existing preschool.</p>
<p>C25</p> <p>An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land • where the ANEF contour is between 20 and 25 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise 	<p>The subject site is located within the RE1 Public Recreation Zone and is not located within an ANEF contour.</p> <p>The submitted Acoustic Report has considered noise that will be generated to non-play areas, and has concluded that traffic noise intrusion generated from the locality to the indoor areas of the childcare centre will not exceed the noise criteria.</p>
<p>C26</p> <p>Locate child care facilities on sites which avoid or minimise the potential impact of</p>	<p>The preschool subject to the proposed extension is existing on the site. The site</p>

Guideline	Compliance with standard/provision
external sources of air pollution such as major roads and industrial development.	is not impacted by sources of air pollution.
<p>C27 A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility 	The site is not located near a major road or industrial development, and contains an existing preschool.
3.7 Hours of Operation	
<p>C28 Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.</p>	As per the submitted Statement of Environmental Effects, the existing hours of operation of 8:00am to 4:00pm Monday to Friday, will be retained.
<p>C29 Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.</p>	The subject site is located within the RE1 Public Recreation; there is no surrounding commercial development.
3.8 Traffic, parking and pedestrian circulation	
<p>C30 Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</p> <p>Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the</p>	<p>Off street parking complies. Refer below.</p> <p>In accordance with Section 5.1 of Part 3.2 of DCP2014, 1 space per 8 children</p>

Guideline	Compliance with standard/provision
<p>following rates: Within 400 metres of a metropolitan train station:</p> <ul style="list-style-type: none"> • 1 space per 10 children • 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. <p>In other areas: 1 space per 4 children.</p> <p>A reduction in car parking rates may be considered where:</p> <ul style="list-style-type: none"> • the proposal is an adaptive re-use of a heritage item • the site is in a B8 Metropolitan Zone or other high-density business or residential zone • the site is in proximity to high frequency and well connected public transport • the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks) • there is sufficient on street parking available at appropriate times within proximity of the site. 	<p>is to be provided and 1 space per 2 staff is to be provided including an accessible car parking space.</p> <p>The proposal seeks 76 children and 16 staff members.</p> <p>As such a total of 9.5 spaces are required for the children and a total of 8 car parking spaces are required for staff, including an accessible car parking space.</p> <p>The proposal will retain 15 existing parking spaces on the site, and will create 4 additional parking spaces, including 2 accessible spaces, which will provide a total of 19 spaces. The parking allocation is considered appropriate.</p>
<p>C31 In commercial or industrial zones and mixed-use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.</p>	<p>Not applicable – RE1 zoned site.</p>
<p>C32 A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that:</p> <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network. 	<p>A Traffic and Parking Impact Assessment (prepared by Greys Consulting) in addition to an Acoustic Report, which addresses impacts on the road network and amenity.</p> <p>Refer to referral comments within the planning report for further commentary on the assessment by Council’s Environmental Health Officer and Development Engineer.</p>
<p>C33 Alternate vehicular access should be provided where child care facilities are on sites fronting:</p>	<p>No change proposed to existing vehicular access.</p>

Guideline	Compliance with standard/provision
<ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. <p>The alternate access must have regard to:</p> <ul style="list-style-type: none"> • the prevailing traffic conditions • pedestrian and vehicle safety including bicycle movements • the likely impact of the development on traffic. 	
<p>C34 Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.</p>	<p>The subject site is located within Clermont Avenue which provides adequate access to and from the site in the event of an emergency.</p>
<p>C35 The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:</p> <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • in commercial or industrial zones and mixed-use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas • vehicles can enter and leave the site in a forward direction • clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations 	<p>The existing pedestrian and vehicle access arrangements on the site will be retained. The only change proposed to the existing parking area is the additional spaces proposed, which will not impact on pedestrian access to the centre.</p>
<p>C36 Mixed use developments should include:</p> <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop off and pick up zones that are 	<p>Not applicable, as the site development is not for a mixed use.</p>

Guideline	Compliance with standard/provision
<p>exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site</p> <ul style="list-style-type: none"> • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility. 	
<p>C37 Car parking design should:</p> <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking. 	<p>Complies.</p> <p>Clearly marked accessible parking has been provided.</p> <p>Accessible parking has been provided.</p>
<p>Part 4 Applying the National Regulations to development proposal</p>	
<p>4.1 Indoor Space Requirements</p> <p>Regulation 107 Education and Care Services National Regulations Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.</p> <p>All unencumbered indoor spaces must be provided as a secure area for children. The design of these spaces should consider the safe supervision of children.</p> <p>Applicants should also note that regulation 81 requires that the needs for sleep and rest of children at the service be met, having regard to their ages, development stages and individual needs. Development applications should</p>	<p>The proposed centre-based child care facility provides 280m² of unencumbered indoor space for 76 children. This equates to 3.68m² of unencumbered indoor space for each child which is compliant with the Education and Care Services National Regulation.</p> <p>All unencumbered indoor spaces within the proposed development are secure and allow for safe supervision.</p> <p>The preschool does not accommodate children aged between 0-2 years</p>

Guideline	Compliance with standard/provision
<p>indicate how these needs will be accommodated.</p> <p>Storage It is recommended that a child care facility provide:</p> <ul style="list-style-type: none"> • a minimum of 0.3m³ per child of external storage space • a minimum of 0.2m³ per child of internal storage space. 	<p>The proposed childcare centre provides 45.6m³ of external storage area. With 76 children proposed, this equates to 0.6m³ of external storage space per child.</p> <p>The proposed centre-based child centre provides 83.7m³ of internal storage space. With 76 children proposed, this equates to 1.1m³ of internal storage space per child.</p>
<p>4.2 Laundry and hygiene facilities</p> <p>Regulation 106 Education and Care Services National Regulations There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering.</p> <p>On site laundry On site laundry facilities should contain:</p> <ul style="list-style-type: none"> • a washer or washers capable of dealing with the heavy requirements of the facility • a dryer • laundry sinks • adequate storage for soiled items prior to cleaning • an on site laundry cannot be calculated as usable unencumbered play space for children (refer to Figure 2) <p>External laundry service A facility that does not contain on site laundry facilities must make external laundering arrangements. Any external laundry facility providing services to the facility needs to comply with any relevant Australian Standards.</p>	<p>Laundry facilities have been provided and therefore the proposed development is compliant with Regulation 106 (Education and Care Services National Regulations).</p> <p>Refer above. The proposed laundry is large enough to accommodate appliances and storage.</p> <p>Internal laundry facilities have been provided, therefore the centre does not require external laundry facilities.</p>
<p>4.3 Toilet and hygiene facilities Regulation 109 Education and Care Services National Regulations A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being</p>	<p>The toilet facilities have been appropriately located for safe and convenient use with washing and drying facilities. It is considered age-</p>

Guideline	Compliance with standard/provision
<p>educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children. Child care facilities must comply with the requirements for sanitary facilities that are contained in the National Construction Code.</p> <p>Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants (refer to Figure 3). Design considerations could include:</p> <ul style="list-style-type: none"> • junior toilet pans, low level sinks and hand drying facilities for children • a sink and handwashing facilities in all bathrooms for adults • direct access from both activity rooms and outdoor play areas • windows into bathrooms and cubicles without doors to allow supervision by staff • external windows in locations that prevent observation from neighbouring properties or from side boundaries 	<p>appropriate toilets have been provided.</p> <p>Junior toilet pans, low level sinks and hand drying facilities have been included.</p> <p>Low level sinks and handwashing facilities have been included within the bathrooms.</p> <p>Sink and handwashing facilities provided in all bathrooms.</p> <p>Direct access from activity rooms provided. Toilet facilities are accessible via the indoor and outdoor play space.</p> <p>Windows have been provided to bathrooms and cubicles.</p> <p>No external windows are proposed to the new toilet.</p>
<p>4.4 Ventilation and natural light Regulation 110 Education and Care Services National Regulations</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children. Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p> <p>Ventilation</p> <p>To achieve adequate natural ventilation, the design of the child care facilities must address the orientation of the building, the configuration of rooms and the external building</p>	<p>Windows to all sides of the development have been provided to maximise cross ventilation.</p> <p>The proposal maximises cross ventilation with windows and openings to the indoor play area. However, it is noted that compliance with the acoustic requirements is based on the indoor play area doors and glazing to remain closed during loud group activities. This is managed by the Plan of Management</p>

Guideline	Compliance with standard/provision
<p>envelope, with natural air flow generally reducing the deeper a building becomes. It is recommended that child care facilities ensure natural ventilation is available to each indoor activity room.</p> <p>Natural Light Solar and daylight access reduces reliance on artificial lighting and heating, improves energy efficiency and creates comfortable learning environments through pleasant conditions. Natural light contributes to a sense of well-being, is important to the development of children and improves service outcomes. Daylight and solar access changes with the time of day, seasons and weather conditions. When designing child care facilities consideration should be given to:</p> <ul style="list-style-type: none"> • providing windows facing different orientations • using skylights as appropriate • ceiling heights. <p>Designers should aim to minimise the need for artificial lighting during the day, especially in circumstances where room depth exceeds ceiling height by 2.5 times. It is recommended that ceiling heights be proportional to the room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.</p>	<p>submitted with the application.</p> <p>Windows have been provided to four sides of the proposed extension.</p> <p>A skylight is proposed to the toilets.</p> <p>Appropriate ceiling heights are proposed.</p>
<p>4.5 Administrative Space Regulation 111 Education and Care Services National Regulations A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p>	<p>Existing internal administration/reception and office will be retained.</p>
<p>4.6 Nappy change facilities Regulation 112 Education and Care Services National Regulations Child care facilities must provide for</p>	<p>The proposal does not contain nappy</p>

Guideline	Compliance with standard/provision
<p>children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p> <p>In circumstances where nappy change facilities must be provided, design considerations could include:</p> <ul style="list-style-type: none"> • properly constructed nappy changing bench or benches • a bench type baby bath within one metre from the nappy change bench • the provision of dedicated hand cleansing facilities for adults in the immediate vicinity of the nappy change area • a space to store steps • positioning to enable supervision of the activity and play areas. 	<p>change facilities given the centre will not accommodate for children aged between 0-2.</p>

Guideline	Compliance with standard/provision
<p data-bbox="209 232 699 293">4.7 Premises designed to facilitate supervision</p> <p data-bbox="209 331 710 392">Regulation 115 Education and Care Services National Regulations</p> <p data-bbox="209 398 775 831">A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity. Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.</p> <p data-bbox="209 869 708 902">Design considerations should include:</p> <ul data-bbox="209 909 775 1648" style="list-style-type: none"> <li data-bbox="209 909 775 1003">• solid walls in children’s toilet cubicles (but no doors) to provide dignity whilst enabling supervision <li data-bbox="209 1041 775 1173">• locating windows into bathrooms or nappy change areas away from view of visitors to the facility, the public or neighbouring properties <li data-bbox="209 1211 775 1344">• avoiding room layouts with hidden corners where supervision is poor, or multi room activity rooms for single groups of children <li data-bbox="209 1382 775 1648">• avoiding multi-level rooms which compromise, or require additional staffing, to ensure proper supervision. If multilevel spaces are proposed, consideration should be given to providing areas that can be closed off and used only under supervision for controlled activities. <p data-bbox="209 1686 644 1747">4.8 Emergency and evacuation procedures</p> <p data-bbox="209 1753 766 2020">Regulations 97 and 168 Education and Care Services National Regulations Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p>	<p data-bbox="836 398 1353 495">The proposed toilet facilities contain glass to allow for maximum supervision at all times.</p> <p data-bbox="836 869 1270 929">Solid walls are provided between cubicles.</p> <p data-bbox="836 1037 1350 1097">Glass to the new toilet facilities is away from the view of visitors and the public.</p> <p data-bbox="836 1205 1326 1265">The proposed playroom is open plan, with no hidden corners.</p> <p data-bbox="836 1373 1302 1406">Multi-level rooms are not proposed.</p> <p data-bbox="836 1644 1369 1776">An emergency evacuation plan will need to be submitted prior to the issue of an occupation certificate (see Condition 76)</p>

Guideline	Compliance with standard/provision
<ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit • a risk assessment to identify potential emergencies that are relevant to the service <p>Facility design and features should provide for the safe and managed evacuation of children and staff from the facility in the event of a fire or other emergency. Multi-storey buildings with proposed child care facilities above ground level may consider providing additional measures to protect staff and children. For example:</p> <ul style="list-style-type: none"> • independent emergency escape routes from the facility to the ground level that would separate children from other building users to address child protection concerns during evacuations • child appropriate handrails and barriers if shared fire stairs are utilised • a safe haven or separate emergency area where children and staff can muster during the initial stages of a fire alert or other emergency. This would enable staff to account for all children prior to evacuation. <p>An emergency and evaluation plan should be submitted with a DA and should consider:</p> <ul style="list-style-type: none"> • the mobility of children and how this is to be accommodated during an evacuation • the location of a safe congregation/assembly point, away from the evacuated building, busy roads and other hazards, and away from evacuation points used by other occupants or tenants of the same building or of surrounding buildings • how children will be supervised during the evacuation and at the congregation/assembly point, relative to the capacity of the facility and governing child-to-staff ratios. 	

Guideline	Compliance with standard/provision
<p>4.9 Outdoor Space requirements</p> <p>Regulation 108 Education and Care Services National Regulations</p> <p>An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.</p> <p>Verandahs as outdoor space</p> <p>Where a covered space such as a verandah is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> • be open on at least one third of its perimeter • have a clear height of 2.1 metres • have a wall height of less than 1.4 metres where a wall with an opening forms the verandah perimeter • have adequate flooring and roofing • be designed to provide adequate protection from the elements <p>Simulated outdoor environments should include:</p> <ul style="list-style-type: none"> • more access to natural light and ventilation than required for an internal space through large windows, glass doors and panels to enable views of trees, views of the sky and clouds and movement outside the facility • skylights to give a sense of the external climate • a combination of different floor types and textures, including wooden decking, pebbles, mounds, ridges, grass, bark and artificial grass, to mimic the uneven surfaces of an outdoor environment • sand pits and water play areas • furniture made of logs and stepping logs • dense indoor planting and green vegetated walls • climbing frames, walking and/or bike tracks 	<p>The proposed centre-based childcare facility provides 697m² of unencumbered outdoor space. This equates to 9m² of unencumbered outdoor space which is compliant with the minimum 7.0m² specified within the Childcare Planning Guideline.</p> <p>No change is proposed to existing outdoor space. Existing outdoor space is able to cater for additional number of children.</p> <p>No simulated outdoor environments nominated. Existing outdoor space is able to cater for additional number of children.</p>

Guideline	Compliance with standard/provision
<ul style="list-style-type: none"> vegetable gardens and gardening tubs. 	
<p>4.10 Natural Environment Regulation 113 Education and Care Services National Regulations The approved provider of a centre-based service must ensure that the outdoor spaces allow children to safely explore and experience the natural environment.</p> <p>Creating a natural environment to meet this regulation includes the use of natural features such as trees, sand and natural vegetation within the outdoor space. Shrubs and trees selected for the play space must be safe for children. Avoid plant species that risk the health, safety and welfare of the facility's occupants, such as those which:</p> <ul style="list-style-type: none"> are known to be poisonous, produce toxins or have toxic leaves or berries have seed pods or stone fruit, attract bees, have thorns, spikes or prickly foliage or drop branches. <p>The outdoor space should be designed to:</p> <ul style="list-style-type: none"> provide a variety of experiences that facilitate the development of cognitive and physical skills, provide opportunities for social interaction and appreciation of the natural environment ensure adequate supervision and minimise opportunities for bullying and antisocial behaviour enhance outdoor learning, socialisation and recreation by positioning outdoor urban furniture and play equipment in configurations that facilitate interaction. 	<p>No changes proposed to existing outdoor play space. Existing outdoor space is able to cater for additional number of children.</p>
<p>4.11 Shade Regulation 114 Education and Care Services National Regulations The approved provider of a centre-based service must ensure that</p>	<p>No changes proposed to existing outdoor space. Existing outdoor space is able to cater for additional number of</p>

Guideline	Compliance with standard/provision
<p>outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</p> <p>Solar access Outdoor play areas should:</p> <ul style="list-style-type: none"> • have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required. • adequate shade for outdoor play areas is to be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area • have evenly distributed shade structures over different activity spaces. <p>Natural Shade Planting for shade and solar access is enhanced by:</p> <ul style="list-style-type: none"> • placing appropriately scaled trees near the eastern and western elevations • providing a balance of evergreen and deciduous trees to give shade in summer and sunlight access in winter. <p>Built shade structures Built structures providing effective shade include:</p> <ul style="list-style-type: none"> • permanent structures (pergolas, sails and verandahs) • demountable shade (marquees and tents) • adjustable systems (awnings) • shade sails. 	<p>children.</p>
<p>4.12 Fencing Regulation 104 Education and Care Services National Regulations Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it. This regulation does not apply to a centre-based service that primarily provides education and care to children over preschool age, including a family day care venue where all children are over</p>	<p>Existing fencing will be retained, and is considered appropriate.</p>

Guideline	Compliance with standard/provision
<p>preschool age. Child care facilities must also comply with the requirements for fencing and protection of outdoor play spaces that are contained in the National Construction Code.</p> <p>In general, fencing around outdoor spaces should:</p> <ul style="list-style-type: none"> • prevent children climbing over, under or through fences • prevent people outside the facility from gaining access by climbing over, under or through the fence • not create a sense of enclosure • if the outdoor space is being fenced internally then the fence must be at least 12m high <p>Design considerations for side and rear boundary fences could include:</p> <ul style="list-style-type: none"> • being made from solid prefinished metal, timber or masonry • having a minimum height of 1.8 metres • having no rails or elements for climbing higher than 150mm from the ground. <p>Fencing and gates should be designed to ensure adequate sightlines for vehicles and pedestrian safety in accordance with Australian Standards and Roads and Maritime Services Traffic Management Guidelines. Gates should be designed to prevent children leaving/entering unsupervised by use of childproof locking systems (refer to Figure 11).</p>	
<p>4.13 Soil Assessment</p> <p>Regulation 25 Education and Care Services National Regulations Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval. With every service application one of the following is required:</p> <ul style="list-style-type: none"> • a soil assessment for the site of the proposed education and care service premises • if a soil assessment for the site of the proposed child care facility has previously been undertaken, a 	<p>The proposal is for extension to a preschool which is existing on the site. A Preliminary Site Investigation was submitted with the DA and did not identify any elevated levels of potential contaminants.</p>

Guideline	Compliance with standard/provision
<p>statement to that effect specifying when the soil assessment was undertaken</p> <ul style="list-style-type: none">• a statement made by the applicant that states, to the best of the applicant's knowledge, the site history does not indicate that the site is likely to be contaminated in a way that poses an unacceptable risk to the health of children.	

Attachment 2 – LEP and DCP Compliance Assessment

RYDE LEP 2014	PROPOSAL	COMPLIANCE
4.3 Height <ul style="list-style-type: none"> • N/A 	5.8m	N/A
4.4 FSR <ul style="list-style-type: none"> • N/A 	The proposal will increase the GFA on the site, however no FSR applies.	N/A
5.10 Heritage Conservation	The subject site does not contain a heritage item and is not located within a heritage conservation area.	N/A
6.1 Acid Sulfate Soils	The subject site is not affected by any class of acid sulphate soils.	N/A
6.2 Earthworks	The proposal does not involve excavation.	Yes
6.3 Flood Planning	The subject site is not affected by flooding.	N/A
6.4 Stormwater Management	The proposed stormwater management system is supported by Council's Senior Development Engineer.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
<i>Part 3.2 – Child Care Centres</i>		
Child Care Centre Design		
A child care centre development is to be designed and drawn by a person who is an architect or who is accredited by the Building Designers Association of NSW Inc.	A review of the submitted documentation shows that the proposed development has been designed and drawn by Graham Bakewell, a registered architect (registration no. 6118).	Yes
The landscape plan must be designed and specified by a landscape architect with demonstrated experience in designing external spaces for child care centres due to the particular nature of the requirements (refer in particular the requirements in	The Landscape Plan has been prepared by Graham Bakewell, which is considered acceptable given the minor landscaping proposed as part of the development, which does not alter the existing outdoor play spaces for the preschool.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
section 6 Landscaping and Play Spaces under this Part)		
Child care centre development applications are required to be accompanied by a signed undertaking by the applicant, licensee or proposed licensee that demonstrates that the proposal has been designed to comply with respect to the Children's Services Regulation 2004 or DoCS requirements as relevant at the time of application	Education and Care Services National Regulations considered in the assessment and this undertaking is therefore not required.	N/A
Technical Assessment Requirements		
Technical assessments may also be required to be prepared and submitted with the development application, or while the development application is under assessment, to demonstrate support for the proposal and compliance with this DCP.	The submitted documents include technical assessments as required.	Yes
Suitability of Location and Site for Child Care		
Assessing Child Care Needs and Size of Facility		
All development applications for child care centres are required to identify:		
i. Proposed total number of child care places.	The proposal seeks to increase the existing number of childcare places from 51 to 76.	Yes
ii. Proposed number of children by age group;	The childcare centre will continue to cater for children aged 2-4.	Yes
iii. Proposed number of staff including all full time and part time staff, and role of each staff member	<p><i>The number of educators to children ratios is regulated by the Education and Care Services National Regulations.</i></p> <p><i>The ratios are provided as follows.</i></p> <p><i>1:4 (birth to 24 months)</i> <i>1:5 (24-36 months)</i> <i>1:10 (Older than 36 months)</i></p>	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
	The number of staff will increase to 16, which will satisfy with regulations.	
Site Analysis		
<ul style="list-style-type: none"> - A site analysis to be submitted for new child care centre developments including developments that involve the conversions of existing dwellings/other buildings 	A Site Analysis Plan has been submitted.	Yes
<ul style="list-style-type: none"> - A site analysis drawing must be based on a survey drawing produced by a qualified surveyor and contain a reference number and date. All levels are to be provided to AHD 	Site analysis is based on the Survey Plan provided by Connelly Surveying.	Yes
Design and Character		
<ul style="list-style-type: none"> • All Child Care Centres 		
<ul style="list-style-type: none"> - Designed in accordance with CPTED 	<p>It is considered that the proposed extension to the child care centre will not alter the existing centres opportunities for effective casual surveillance.</p> <p>Clear sightlines will continue to be provided from the internal areas to the rear outdoor play areas.</p>	Yes
<ul style="list-style-type: none"> - design to take advantage of natural lighting and opportunities to maximize solar access and natural ventilation 	The proposed extension has been designed to take advantage of natural lighting and ventilation. Large openable windows are provided to the new indoor play space.	Yes
<ul style="list-style-type: none"> - avoid the proximity to and use of large expanses of UV reflective surfaces 	The proposal is not located in proximity to large expanses of UV reflective surfaces.	Yes
<ul style="list-style-type: none"> - maximize energy efficiency and sustainability and compliance with Part 7.1 Energy Smart, Water Wise under this DCP 	The BCA Report prepared by Blackett Maguire + Goldsmith confirms that compliance with the provisions of the BCA is readily achievable, including Section J – Energy Efficiency.	Yes
<ul style="list-style-type: none"> - building materials, appliances, utilities and fuel sources should be made with consideration for minimising energy requirements 	Refer above.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - appliances to be used/installed in the centre should have a minimum 3.5 star rating 	Refer above.	Yes
<ul style="list-style-type: none"> - designed to reflect desired/expected character of buildings in the area 	The submitted plans show that the proposed extension matches the existing building style and materials, which are considered to be consistent with the broader locality.	Yes
<ul style="list-style-type: none"> - frontages and entries are to be designed to be readily apparent from the street frontage 	The proposed extension will not alter the entry to the site from the Clermont Avenue frontage and will not be overly visible from the street.	Yes
<ul style="list-style-type: none"> - where fill is proposed to be used, clean fill must be used. 	No fill proposed.	Yes
<ul style="list-style-type: none"> • Detached Centres and Centres in Residential Areas - child care centres are to be designed to appear domestic in scale and character and shall have a bulk, height, scale and appearance which is compatible with the existing surrounding development 	The proposed extension to the existing preschool is consistent with the height, scale and appearance of surrounding residential development, and does not significantly increase the bulk of development on the site.	Yes
<ul style="list-style-type: none"> - the existing streetscape and character of the locality should be maintained as much as possible through the use of appropriate building materials, finishes, landscape design and fencing; 	The proposed extension will not alter the existing streetscape character of the locality and will not be overly visible from the street frontage. The proposal will be finished in colours and materials which match the existing preschool building. The proposal will not significantly alter the existing landscaping and fencing on the site.	Yes
<ul style="list-style-type: none"> - in low density residential areas, child care centres are encouraged to be single storey in height for reasons of safety and access. In the case of 2 storey buildings, the second storey should only be used for the purposes of storage and staff facilities; 	The proposed extension is single storey.	Yes
<ul style="list-style-type: none"> - in low density residential areas, except as otherwise required under this Part, child care centre developments are to be designed to comply with the built form 	The proposal is consistent with the DCP built form controls under Part 3.3.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
controls under Part 3.3 Dwelling Houses and Dual Occupancy of this DCP, for example, FSR, height, setbacks		
Setbacks – Part 3.3 Dwelling Houses and Dual Occupancy		
• Side		
○ Single storey dwelling		
– 900mm to wall, includes balconies etc.	The proposed extension is setback at least 3.05m to the side boundary.	Yes
○ First floor addition		
– 1500mm to wall, includes balconies etc.	The proposal is for a single storey extension.	N/A
○ Two storey dwelling		
– 1500mm to wall, includes balconies etc.	As above.	N/A
○ Side setback to secondary frontage (cnr allotments)		
– 2m to façade and garage/carports	The subject site does not have a secondary street frontage.	N/A
• Front		
– 6m to façade (generally)	No change is proposed to the existing front setback.	Yes
– 2m to secondary street frontage	No secondary street frontage.	N/A
– Garage setback 1m from the dwelling façade	No garage proposed.	N/A
– Wall above is to align with outside face of garage below.	As above.	N/A
– Front setback free of ancillary elements e.g. RWT,A/C	Front setback free of ancillary elements.	Yes
• Rear		
– 8m to rear of dwelling OR 25% of the length of the site, whichever is greater. Note: 12.5m is 25% of site length (50m average length)	The proposed extension is located within the side setback of the existing preschool, and will not alter the existing rear setback on the site.	Yes
• Sites wider than they are long		
– One side setback of 8m or 20% of allotment width, whichever is greater. NB: Side setback on irregular allotments can be measured at the centre line of the site (must have 8x8 DSA).	The existing car park to the west of the preschool ensures a side setback of over 8m is provided.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
- Rear setback 4m min (in addition to 8m side setback)	No change proposed to existing rear setback.	Yes
Fencing, gates and security	The proposal will not alter the existing fencing and gates provided on the site.	Yes
Privacy		
Acoustic Privacy – for children in the centre		
- Sites affected by heavy traffic or other external noises are to be designed so as to locate sleep rooms and play areas away from the noise source. Noise amelioration incorporated into design	The site is not affected by heavy traffic.	Yes
Acoustic Privacy – for adjoining residents		
- Noise impacts on neighbouring properties are to be minimised by design measures including: i. Orientating the facility having regard to neighbouring property layout ii. Orientating playgrounds/outdoor play areas away from private open space areas, bedrooms and living areas iii. Using laminated or double glazing where necessary; i. Designing fencing which minimises noise transmission and loss of privacy	An Acoustic Report has been submitted with the proposed development application by Acoustic Consulting Engineers, dated 24 March 2022. The Acoustic Report provides recommendations to manage acoustic privacy impacts to adjoining residents.	Yes
- child care centres in residential areas with a side boundary set back of less than 3 metres, noise buffering measures should be considered	As noted previously the proposed extension provides a minimum side setback of 3.05m.	Yes
- Acoustic report submitted including recommendations for noise attenuation measures and specifies pre and post development noise levels.	An Acoustic Report has been submitted which provides recommendations for noise attenuation measures.	Yes
Visual Privacy – for children in the centre		

RYDE DCP 2014	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - Indoor areas adjacent to public areas shall be screened to prevent direct sight lines. 	<p>The existing preschool adjoins a public park and playground. Existing tree plantings and perimeter fencing provide adequate screening.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Direct overlooking of indoor amenities and outdoor play spaces from public areas should be minimised through design features including:- <ul style="list-style-type: none"> i. Appropriate site and building layout; ii. Suitable location of pathways, windows and doors; iii. Permanent screening and landscaping. 	<p>As above.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Windows and doors in the proposed centre are to be sited in locations which maximise security for children attending the centre. 	<p>The proposed windows of the new extension allow for this opportunity whilst being appropriately set back from the front boundary to maximise security.</p>	<p>Yes</p>
<p>Visual Privacy – for adjoining residents</p>		
<ul style="list-style-type: none"> - Direct overlooking of adjoining main internal living areas and private open spaces should be minimised through:- <ul style="list-style-type: none"> i. Appropriate site and building layout; ii. Suitable location of pathways, windows and doors; iii. Landscaping and screening. 	<p>No overlooking impacts are anticipated. Significant side setbacks, landscape treatments, and boundary fencing will prevent overlooking of adjoining sites from the new extension.</p>	<p>Yes</p>
<ul style="list-style-type: none"> - Windows and doors in the proposed centre are to be sited in locations which minimise loss of privacy to adjoining residences 	<p>Windows and doors to the proposed extension are considered to be sited in locations which minimise privacy to adjoining properties.</p>	<p>Yes</p>
<p>5.0 Car Parking, Traffic and Access</p>		
<p>Car Parking</p>		
<ul style="list-style-type: none"> - All on-site parking areas are to be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2. 	<p>A Traffic and Parking Report has been submitted with the application demonstrating that all on-site parking is to be designed in accordance with the relevant Australian Standards.</p>	<p>Yes</p>

RYDE DCP 2014	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - Off-street parking is to be provided at the rate of 1 space per 8 children, and 1 space per 2 staff. Stack parking for staff only and max 2 spaces 	<p>In accordance with Section 5.1 of Part 3.2 of DCP2014, 1 space per 8 children is to be provided and 1 space per 2 staff is to be provided with an additional accessible car parking space.</p> <p>The proposal seeks 76 children and 16 staff members.</p> <p>As such a total of 9.5 spaces are required for the children and a total of 9 car parking spaces is required for staff, including an accessible car parking space.</p> <p>The proposal will retain 15 existing parking spaces on the site, and will create 4 additional parking spaces, including 2 accessible spaces, which will provide a total of 19 spaces.</p>	Yes
<ul style="list-style-type: none"> - Parking requirement to be rounded up to nearest whole number 	Refer above	Yes
<ul style="list-style-type: none"> - 1 accessible space located close to the continuous path of travel and where a minimum height clearance of 2.5 metres can be achieved 	Two accessible parking spaces have been provided.	Yes
<ul style="list-style-type: none"> • Low Density Residential - Underground parking is not permitted 	Not proposed.	Yes
<ul style="list-style-type: none"> - not to dominate the streetscape 	The parking area is existing, the additional spaces proposed will not dominate the streetscape.	Yes
On Site Manoeuvrability		
<ul style="list-style-type: none"> - The site must be able to accommodate a "U" shaped one-way driveway system with sufficient driveway turning area in addition to the parking spaces to enable vehicles to enter and leave in a forward direction 	No change is proposed to the existing driveway.	N/A
Impact on Traffic Flow		
<ul style="list-style-type: none"> - Vehicles enter and leave the site in a forward direction. Drop off/pick 	Forward vehicular entrance and egress is provided. Internal manoeuvrability to facilitate	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
up area designed separate to manoeuvring area	vehicles entering and existing the site is in a forward direction. Council's Development Engineer raised no objection to the proposal, subject to conditions.	
- SEE addresses likely impacts on amenity of existing streets.	The SEE submitted addresses the likely impacts on amenity that the proposed development will have on the existing street.	Yes
- No to be located on high volume roads, centres located on high volume roads incorporate measures to alleviate associated traffic problems.	The location of the preschool is existing.	Yes
- Road Safety Audit required for applications on collector roads where volume exceeds 5000(AADT)	As above.	N/A
Pedestrian Safety		
- Segregated from vehicle access with clearly defined paths	No change is proposed to existing arrangements.	Yes
- Drop off/pick up points provided no more than 30m from main entrance, well lit, allows safe movement,	The existing parking area is within 30m of the preschool entrance.	Yes
- Vehicle movements separated from pedestrian access by safety fencing, gates etc.	No change is proposed to existing arrangements	Yes
Accessibility		
- Access provided in accordance with AS1428.1 and Part D of BCA, Part 9.2 of DCP 2014.	An Access Report has been submitted which has been prepared by Vista Access Architects, dated 11 April 2022.	Yes
- Minor alterations must not reduce accessibility, improvements must be made where possible, - Other matters to be considered include:	The proposed alterations will not reduce the accessibility of the preschool.	Yes
- i. Continuous path of travel from street/parking area into and within every room and outdoor area,	An existing continuous path of travel has been provided from the front of the site, and the parking area to the preschool.	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
- Pathways 1200mm-1500mm and grades no steeper than 1:14	No changes proposed to existing pathways.	Yes
- One onsite parking space 3.6m wide with 2.5m height clearance	Two accessible spaces are provided. The spaces are only 2.4m wide, however adjoin a shared zone.	Yes
Landscaping and Play Spaces		
General Landscaping Requirement		
<ul style="list-style-type: none"> • Landscape plan provided - Significant trees/vegetation to be retained and protection program during construction. 	The proposal will retain all trees existing on the site. The proposed works will encroach into the TPZs of existing trees on the site. This is considered acceptable subject to the implementation of the recommended tree protection measures detailed within the Arborist Report prepared by Birds Tree Consultancy, dated 16 May 2022, and submitted with this application.	Condition
- Hazardous plants avoided (poisonous, choking etc.)	No new plants are proposed to be planted. The existing landscape scheme will remain largely unchanged, with the exception of a small amount of new turf installed surrounding the areas of proposed construction.	Yes
- Show landscaping of outdoor play spaces in accordance Section 6.2.2	No change is proposed to the existing landscaping of the outdoor play space on the site.	Yes
- Considers effect of outdoor play on soil	As above.	Yes
- Considers potential of tree roots to up-lift outdoor surfaces	Subject to the implementation of the recommended tree protection measures within the Arborist Report, this will not occur (see Conditions 44-50, 71-74).	Yes
- Identify opportunities for deep soil planting and appropriate tree species	No change is proposed to the existing deep soil planting arrangements on the site.	Yes
- Shrubs and trees that offer range of textures, colours and scents, for children's learning experience	Existing shrubs and trees will be retained.	Yes
- Irrigation utilises rainwater or recycled water	The use of irrigation is not noted on the landscape plans submitted. No change is	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - Landscaping setback of 2m along front boundary 	<p>proposed to existing arrangements.</p> <p>No change is proposed to landscaping at the front boundary to Clermont Avenue.</p>	Yes
<ul style="list-style-type: none"> - Landscape buffer provided along side and rear boundaries in residential zone, minimum width 1m 	<p>The proposal will continue to provide a landscape buffer of 1m to all side and rear boundaries.</p>	Yes
<ul style="list-style-type: none"> - Landscape/setback buffers for centres in commercial and industrial zones depending on context, 	<p>The proposed childcare centre is not located in a commercial or industrial zone and therefore this control is not applicable.</p>	N/A
Play Spaces		
Size and Functionality of Play Spaces		
<ul style="list-style-type: none"> - New centres to provide indoor, outdoor play spaces and transition areas 	<p>Indoor and outdoor play spaces have been provided.</p>	Yes
<ul style="list-style-type: none"> - Regular shapes with convenient access 	<p>The proposed internal play area is regularly shaped with convenient access.</p>	Yes
<ul style="list-style-type: none"> - Avoid location of play spaces in front setback 	<p>The proposal does not include an outdoor play space within the front setback.</p>	Yes
<ul style="list-style-type: none"> - New centres – 10m² of unencumbered outdoor play space /child care place inclusive of transition area 	<p>It is noted that the outdoor play space complies with the Childcare Planning Guideline under the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> which prevails over the DCP2014.</p> <p>The proposal provides 697m² of unencumbered outdoor space. This equates to 9m² of unencumbered outdoor space which is compliant with the minimum 7.0m² specified within the Childcare Planning Guideline.</p>	N/A SEPP Guidelines Prevail
<ul style="list-style-type: none"> - New centres – at 4.5m² of unencumbered indoor play space for each / child care place exclusive of transition areas. 	<p>It is noted that the indoor play area complies with the Childcare Planning Guideline under the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> which prevails over the DCP2014.</p>	N/A SEPP Guidelines Prevail

RYDE DCP 2014	PROPOSED	COMPLIANCE
	The proposal provides 280m ² of unencumbered indoor space for 76 children. This equates to 3.68m ² of unencumbered indoor space for each child which is compliant with the Education and Care Services National Regulation.	
Outdoor Play Spaces		
<ul style="list-style-type: none"> - Shaped to maximise supervision and useability and stimulates early learning 	No change is proposed to the existing outdoor play area, which is shaped to maximise supervision and useability.	Yes
Designed to		
<ul style="list-style-type: none"> - Be well drained 	The proposal was referred to Council's Development Engineer, who raised no objection to the proposed methods of drainage, subject to conditions.	Yes
<ul style="list-style-type: none"> - Takes advantage of existing natural features and vegetation 	Refer above.	Yes
Designs aim for		
<ul style="list-style-type: none"> - 30% natural planting area - 30% turfed area - 40% hard surfaces (sand, paving, timber platforms) 	No change is proposed to the existing outdoor play area.	N/A
Work based child care centres, and centres in mixed use facilities		
<ul style="list-style-type: none"> - Where outdoor spaces are provided externally above ground level (refer section 3.4 of this Part): 	The proposed child care centre is not work based child care nor located within a mixed use facility.	N/A
Indoor Play Spaces		
<ul style="list-style-type: none"> - a. Indoor play spaces shall be designed to: <ul style="list-style-type: none"> - i. Achieve passive surveillance from all rooms; - ii. Provide direct access to play areas; - iii. Allow maximum supervision of the indoor and outdoor play spaces; - iv. Allow subspaces to be set up with discernible divisions to offer a variety of play areas. 	<p>The proposed indoor play space is regularly shaped and encourages passive surveillance.</p> <p>The proposed internal glazing to the new walkway at the rear allows for maximum supervision from internal common areas to the outdoor play areas. No subspaces are shown on the submitted plans.</p>	<p>Yes</p> <p>Yes</p>
Miscellaneous Controls		
Signage		

RYDE DCP 2014	PROPOSED	COMPLIANCE
- All advertising and signage must be designed to comply with Part 9.1 Advertising Signs.	No signage proposed. A condition is recommended that would require separate consent for any signage not capable of being erected as 'exempt' development (see Condition 3).	N/A
Exterior Lighting		
- Lighting is to be provided to assist access via the main entrance.	The submitted plans do not show proposed lighting. Lighting details are to be provided prior to issue of the construction certificate and are to comply with Australian Standards (see Condition 18). A Lighting Report has been submitted which identifies the acceptable forms of lighting for the development.	Yes (subject to Condition 18)
- The street number of the building is to be visible from the street day and night, by lighting and/or reflective material	No change is proposed to existing street numbering	N/A
- External lighting must not adversely impact adjoining properties.	Refer above	Yes (subject to Condition 18)
Waste Storage and Management		
- Waste management plan submitted	Waste Management Plan has been submitted with the proposed development application	Yes
- Adequate provision made for the storage and collection of waste and recycling in accordance with Part 7.2 of this DCP.	The proposal was referred to Council's Environmental Health Officer for comment, and no objection to the proposal was raised, subject to conditions (see Conditions 91-95)	Yes
- In addition to the requirements of Part 7.2 of this Plan, applications for child care centre development are to address the following considerations.		
- special removal service required for the removal/disposal of nappies	Refer above	Refer above
- frequency of removal of waste to ensure regular removal and avoid undue build up of garbage	Refer above	Refer above
- opportunities for avoidance, reuse and recycling of waste	Refer above	Refer above
- convenience for staff of the location of bins	Refer above	Refer above
- security of waste from access by children	Refer above	Refer above

RYDE DCP 2014	PROPOSED	COMPLIANCE
- . likely requirements for waste from kitchen facilities	Refer above.	Refer above
- Impact of waste storage and collection on adjoining residential developments in terms of unsightliness, odour and noise	Refer above	Refer above
- Expansion – as far as possible to be visually and physically integrated into the design. Screening required for areas visible from street.	The proposed extension is well integrated into the existing preschool development. The proposal is of a similar height and scale, and will be finished in colours and materials which match the existing preschool. The extension will not be overly visible from the street.	Yes
- Where food preparation is carried out, waste area is to be covered and floor graded and drained, easily accessible and suitably screened	The proposal was referred to Council’s Environmental Health Officer for comment, and no objection to the proposal was raised, subject to conditions (see Condition 82).	Yes
- Residential areas - not to be designed to store waste facilities of a size and scale which can only be managed by side arm waste collection vehicles. - There is to be no on-site access by waste collection vehicles	Refer above	Refer above
- Composting must not impact on amenity of adjoining premises or the centre	Refer above	Refer above
- Separate waste collection services including frequency and times must minimise noise impact on neighbouring properties	Refer above	Refer above
Emergency Evacuation		
- Prior to issue of an Occupation Certificate, a Fire Safety and Evacuation Plan complying with AS3745 prepared for all new centres and for developments resulting in an increase in places is to be prepared	Emergency Evacuation procedures and an emergency evacuation floor plan will be required prior to the issue of an Occupation Certificate (see Condition 76)	Yes (subject to Condition 76)
The Fire Safety and Evacuation Plan is to address: - i. The mobility of children and how this is to be accommodated during an evacuation;	Refer above	Yes

RYDE DCP 2014	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - ii. The location of a safe congregation area, away from the evacuated building, busy roads and other hazards, and away from evacuation points for use by other occupants/tenants of the same building or of surrounding buildings; and - iii. The supervision of children during the evacuation and at the congregation area with regard to the capacity of the child care centre including child to staff ratios. 		
Out of School Hours Care		
<ul style="list-style-type: none"> - Where an OOSH service is proposed in a childcare centre, the centre shall provide permanent separation of OOSH facilities from the remaining centre facilities. 	No out of school hours care is proposed.	N/A
<ul style="list-style-type: none"> - Operational elements which are to be provided separately for each service include: <ul style="list-style-type: none"> - i. amenities (toilet facilities) - ii. indoor play spaces, and - iii. outdoor play areas (especially where vacation care is proposed). 		
<ul style="list-style-type: none"> - Access to staff facilities should also be provided for staff of the OOSH facility 		
<ul style="list-style-type: none"> - The operational elements are to be designed in accordance with any relevant controls under this Part (for example minimum area requirements for outdoor play areas, indoor play areas) 		
<ul style="list-style-type: none"> - Proposed number of staff and child care places are to be provided in accordance <ul style="list-style-type: none"> - with section 2.2 of this Part 		
<ul style="list-style-type: none"> - Parking requirements will be assessed in accordance with section 5 of this Part 		
<ul style="list-style-type: none"> - Child care centres that include out of school hours care are not to result in an overdevelopment of the site. 		
<ul style="list-style-type: none"> - The total number of places approved for the centre will include places approved for out of school hours care where this is proposed 		
Part 8.2 Stormwater and Floodplain Management		

RYDE DCP 2014	PROPOSED	COMPLIANCE
Property Drainage		
- Property drainage systems are to be designed to collect and convey stormwater runoff from the property so as to prevent damage to private property (the subject site as well as neighbouring property), reduce long term ponding and to improve the amenity of the site after storm events or during periods of rainfall.	The proposed stormwater management on the site will connect to the existing system and includes a rainwater tank.	Yes
Part 9.3 Parking Controls		
Parking Required in Respect of Specific Uses		
Child Care Centres - 1 space / 8 children AND - 1 space / 2 employees (see Part 3.2 Child Care Centres in this DCP).	The proposal seeks 76 children and 16 staff members. As such a total of 9.5 spaces are required for the children and a total of 9 car parking spaces is required for staff, including an accessible car parking space. The proposal will retain 15 existing parking spaces on the site, and will create 4 additional parking spaces, including 2 accessible spaces, which will provide a total of 19 spaces.	Yes
Design of Parking Areas		
All parking areas shall be designed in accordance with Australian Standards AS2890.1, AS2890.2 and AS2890.6.	The proposal complies with Australian Standards.	Yes

DEMOLITION	PROPOSAL	COMPLIANCE
• Plan showing all structures to be removed.	No demolition proposed, with the exception of some internal walls and windows, as shown on plans.	Yes
• Demolition Work Plan	Where demolition is proposed it is minor and shown on plans.	Yes
• Waste Management Plan	Plan submitted	Yes

Attachment 3 – Recommended conditions of consent

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Plans		
Cover Sheet	23.03.2022	Graham Bakewell, Sheet No. DA01, Issue A
Site Plan	17.05.2021	Graham Bakewell, Sheet No. DA03, Issue A
General layout Plan	8.06.2022	Graham Bakewell, Sheet No. DA04, Issue B
Plan – Proposed Works	8.06.2022	Graham Bakewell, Sheet No. DA05, Issue B
West & South Elevations	23.03.2022	Graham Bakewell, Sheet No. DA06, Issue A
East & North Elevations	8.06.2022	Graham Bakewell, Sheet No. DA07, Issue B
Section	23.03.2022	Graham Bakewell, Sheet No. DA08, Issue A
Section	23.03.2022	Graham Bakewell, Sheet No. DA09, Issue A
External Materials & Finishes	23.03.2022	Graham Bakewell, Sheet No. DA01, Issue A
Landscape Plan	23.03.2022	Graham Bakewell, Sheet No. DA13, Issue A
Cover Sheet Plan	18.03.2022	Civil & Stormwater Engineering Services, DWG No. 000, Issue A
Stormwater Concept Plan Ground Level	23.05.2022	Civil & Stormwater Engineering Services, DWG No. 101, Issue D
On-Site Detention Details and Calculations	18.03.2022	Civil & Stormwater Engineering Services, DWG No. 102, Issue A
Sediment & Erosion Control Plan & Details	18.03.2022	Civil & Stormwater Engineering Services, DWG No.103, Issue A
Maintenance Schedule & Miscellaneous Details	18.03.2022	Civil & Stormwater Engineering Services, DWG No. 104, Issue A
Documents		
Accessibility Report	11.04.2022	Vista Access Architects Pty Ltd, Issue C
Noise Assessment	24.03.2022	Acoustic Consulting Engineers, Revision 02
Arboricultural Development	16.05.2022	Birds Tree Consultancy, Revision

Impact Assessment Report		D
BCA Compliance Statement	3.03.2022	Blackett Maguire + Goldsmith
Lighting Assessment	2.03.222	Lighting, Art & Science Pty Limited
Plan of Management	31.03.2022	North Ryde Community Preschool
Preliminary Soil Contamination and Waste Classification Screening	16.03.2022	JK Environments Pty Ltd
Parking and Traffic Impact Assessment Report	23.03.2022	Greys Australia Pty Ltd, Version No. 003
Waste Management Plan	27.04.2022	-

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Reason: To ensure that the development is in accordance with the determination.

3. **No approval for signage.** This development consent does not approve the installation or erection of any signage not specified or detailed by the approved plans or these conditions. Separate consent must be attained for any future signage that is not 'exempt' development.

Reason: Statutory requirement.

4. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

Reason: Statutory requirement.

5. **Energy Efficiency.** The fittings, fixtures and materials installed in association with the development (including but not limited to hot water systems, ceiling/roof insulation, shower heads, toilet cisterns and the like) shall comply with the requirements of Council's DCP. Details are to be noted on the plans submitted with the Construction Certificate.

Reason: DCP compliance.

6. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.

7. **Service Alterations.** All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (eg Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.

Reason: To ensure public services are maintained.

8. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP Part 8.5 (Public Civil Works), to the satisfaction of Council.

Reason: To ensure the amenity and state of the public domain is maintained.

9. **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (Road opening Permit) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

Reason: To ensure the amenity and state of the public domain is maintained.

10. **Compliance with Acoustic Report.** All control measures nominated in the Acoustic Report Proposed Addition North Ryde Community Pre-school, 13 Clermont Avenue, Ryde, Noise Assessment (DA Phase), Report No. 211290-01R-DD Rev02 by Acoustic Consulting Engineers Pty Ltd, 24 March 2022 must be implemented.

Reason: To demonstrate compliance with submitted reports.

11. **Compliance with Plan of Management.** All control measures and procedures nominated in the North Ryde Community Preschool Plan of Management, 31 March 2022 must be implemented.

Reason: To ensure the appropriate use of the site.

12. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties.

13. **Hoardings.**

- a) A hoarding or fence must be erected between the work site and any adjoining public place.

- b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

Reason: To ensure the safety of the public and hoarding/fencing is removed at the completion of the development.

14. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Reason: To ensure the safety of the public.

15. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

Reason: To ensure public spaces are unobstructed during construction.

16. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Any doors/gates on the boundary must be installed so they do not open onto any footpath.

Reason: To ensure protection of adjoining public spaces.

17. **Public Utilities.** All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc.), with all costs associated with this alteration to be borne by the applicant.

Reason: To ensure access to public utilities.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

18. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.

Reason: To ensure compliance with the Australian Standards.

19. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.

Reason: To ensure the structural integrity of the approved development.

20. **Security deposit.** The Council must be provided with security for the purposes of section 4.17(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the **Construction Certificate**.

Reason: Statutory requirement.

21. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**:

- a) Infrastructure Restoration and Administration Fee

Reason: Statutory requirement.

22. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Principal Certifying Authority prior to the issuing of the **Construction Certificate**.

Reason: Statutory requirement.

23. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

Reason: Statutory requirement

24. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate**.

Reason: To ensure the use of appropriate roofing material to minimise reflectivity and impacts upon amenity.

25. **Lighting of common areas (driveways etc).** Details of lighting for internal driveways, visitor parking areas and the street frontage shall be submitted for approval prior to issue of the **Construction Certificate**. The details to include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.

Reason: To ensure appropriate lighting is provided for residential safety and maintains the amenity of adjoining properties.

39. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off street Parking standards).

With respect to this, the following revision(s) / documentation must be provided with the plans submitted with the application for a Construction Certificate:

- a) All internal driveways and vehicle access ramps must have ramp grades, transitions and height clearances complying with AS 2890 for all types of vehicles accessing the parking area. To demonstrate compliance with this Australian Standard, the plans to be prepared for the Construction Certificate must include a driveway profile, showing ramp lengths, grades, surface RL's and overhead clearances taken along the vehicle path of travel. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.

These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

Reason: To ensure the vehicle access and parking area is in accordance with the required standards and safe for all users.

40. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the existing site drainage system, generally in accordance with the plans by Civil & Stormwater Engineering Services Pty Ltd, Project No.: 171730, Drawing No.: 000, 101, 102, 104, Issue No.:A, subject to any variations marked in red on the approved plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a suitably qualified Civil Engineer and comply with the following:

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump,

absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.

- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2.

41. **Stormwater Management – Drain to Existing Drainage System.** The discharge to the existing stormwater management system must be inspected by a suitably qualified civil engineer or licensed plumber to ensure it is of adequate capacity to accommodate additional stormwater runoff from the development and without adverse impacts to neighbouring properties.

The appointed expert must prepare documentation and plans addressing the following matters which are to be provided with the application for a Construction Certificate;

- a) Detail the proposed drainage system and its point of discharge to the existing stormwater management system,
- b) Deduce the configuration of the existing stormwater management system downstream of the proposed connection and the manner of discharge from the site,
- c) Confirm that, subject to any upgrade to the system as required by part (e) of this condition, the existing stormwater management system is of adequate capacity such to accommodate the additional stormwater runoff from the development,
- d) Nominate the location and configuration of any rainwater tank required by BASIX commitments or nominated on the architectural plan, including the overflow connection to the stormwater management system.
- e) Specify any remedial works to the existing stormwater management system downstream of the proposed connection required in order to;
 - ensure the continued use of the stormwater management service,
 - address any adverse effects to the subject site or downstream property, evident on the lot, and
 - ensure the state of the existing stormwater system crossing the footpath / kerb outlet is in accordance with Council's DCP Part 8.2 (*Stormwater and Floodplain Management*) (where applicable).

Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2.

42. **Stormwater Management - Onsite Stormwater Detention.** In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development.

As a minimum, the OSD system must:

- a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service,
- c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100 year ARI 5 minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) are to be submitted with the application for a Construction Certificate.

Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2.

43. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by NSW Department – Office of Environment and Heritage and must contain the following information:

- Existing and final contours
- The location of all earthworks, including roads, areas of cut and fill
- Location of all impervious areas
- Location and design criteria of erosion and sediment control structures,
- Location and description of existing vegetation
- Site access point/s and means of limiting material leaving the site
- Location of proposed vegetated buffer strips
- Location of critical areas (drainage lines, water bodies and unstable slopes)
- Location of stockpiles
- Means of diversion of uncontaminated upper catchment around disturbed areas
- Procedures for maintenance of erosion and sediment controls
- Details for any staging of works
- Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate. This condition is imposed to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site

PRIOR TO COMMENCEMENT OF WORKS

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

44. **Tree Retention.** As identified in the Arboricultural Impact Assessment (AIA) prepared by Birds Tree Consultancy dated 16/05/2022. The following trees on site or adjoining the site are to be retained and protected:

Tree No.	Species "Common name"	Notes
1	<i>Eucalyptus microcorys</i> (Tallowwood)	All trenching within the TPZ of the subject trees is to be carried out by vacuum truck operating at less than 1000Psi under the supervision and direction of the Project Arborist. No roots within the TPZ are to be cut or damaged. The alignment of the proposed stormwater is to be set out on site and approved by the Project Arborist.
2	<i>Eucalyptus microcorys</i> (Tallowwood)	
3	<i>Eucalyptus microcorys</i> (Tallowwood)	
4	<i>Eucalyptus microcorys</i> (Tallowwood)	

Reason: To ensure the health of existing trees retained by the development are maintained.

45. **Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site.

Reason: To protect existing trees before any work on site commences.

46. **Tree Protection Fencing.** All trees to be retained on site and on adjoining site are to have protective fencing and signage around TPZs and must be located in accordance with AS4970-2009: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

Reason: To protect existing trees before any work on site commences.

47. **Tree protection – no unauthorised removal.** This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or identified as approved for removal on the stamped plans.

Reason: To ensure all existing trees to be retained in the development works are maintained.

48. **Project Arborist.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all

trees to be retained on adjoining allotments in accordance with AS4970-2009 Protection of trees on development sites. All trees are to be monitored to ensure adequate health throughout the construction period. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist throughout construction.

Reason: To ensure tree protection measures and the nature of works are appropriate and not detrimental to the health of the trees on site.

49. **Provision of Project Arborist details.** Council is to be notified, in writing, of the name, contact details and qualifications of the Project Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.

Reason: To ensure the Project Arborist can be readily contacted in regards to the required tree protection measures.

50. **Arboricultural Impact Assessment (AIA).** All items in the AIA outlined in: "Section 7 Recommendations to and including Section 10 Tree Protection Measures during Construction" prepared by Birds Tree Consultancy dated 16/05/2022, are to be implemented.

Reason: To ensure all tree protection measures are implemented prior to commencement of works.

51. **Site Sign**

- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: Statutory requirement.

52. **Excavation adjacent to adjoining land**

- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.

- (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: To ensure notice to given to adjoining owners prior to excavation works.

57. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework New South Wales requirements and be a minimum of 1.8m in height.

Reason: To ensure to site is safely secured.

58. **Work Zones and Permits.** Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane.

Reason: To ensure a work zone is approved to minimise impact on traffic.

DURING WORKS

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

59. **Contaminated Land: Discovery and Additional Information.** Council and the Principal Certifying Authority (if Council is not the PCA) must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

60. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2021*.

Reason: Statutory requirement.

60. **Construction noise.** All feasible and reasonable measures must be implemented to minimise the emission of noise from demolition and construction work.

Reason: To reduce impacts on amenity of surrounding sites.

61. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

Reason: To ensure all works are located on the subject site.

62. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

Reason: To protect the environment and the amenity of surrounding properties.

63. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:

- (a) Fill is allowed under this consent;
- (b) The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
- (c) the material is reused only to the extent that fill is allowed by the consent.

Reason: To protect the environment.

64. **Construction materials.** All materials associated with construction must be retained within the site.

Reason: To ensure safety and amenity of the area.

65. **Site Facilities.** The following facilities must be provided on the site:

- (a) toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and
- (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

Reason: Statutory requirement.

66. **Site maintenance**

The applicant must ensure that:

- (a) approved sediment and erosion control measures are installed and maintained during the construction period;
- (b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
- (c) the site is clear of waste and debris at the completion of the works.

Reason: To ensure the site is appropriately maintained.

67. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

Reason: To ensure works do not disrupt pedestrians and vehicular traffic.

68. **Traffic Management.** Any traffic management procedures and systems must be in accordance with AS 1742.3 1996 and City of Ryde, Development Control Plan 2014: - Part 8.1; Construction Activities.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

69. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan by Civil & Stormwater Engineering Services Pty Ltd, Project No.: 171730, Drawing No.: 000, 101, 102, 104, Issue No.:A, submitted in compliance to the condition labelled “Stormwater Management.” and the requirements of Council in relation to the connection to the public drainage system.

Reason: To ensure the stormwater system is constructed as approved.

70. **Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual “Managing Urban Stormwater: Soils and Construction“ by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

Reason: To prevent soil erosion and the discharge of sediment over the land.

71. **Excavation for services within Tree Protection Zone (TPZ).** Any excavation for services or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.

Reason: To ensure any excavation works are not detrimental to the health of the tree.

72. **Project Arborist Inspections.** The Project Arborist is to inspect and document with Certificates of Compliance to the certifying authority as stipulated in SECTION 5 MONITORING AND CERTIFICATION of AS4970-2009.

PROJECT PHASE	ACTIVITIES	PROJECT ARBORIST to
---------------	------------	---------------------

Initial Site Preparation	Establish/delineate TPZ Install protective measures and undertake soil rehabilitation for all trees to be retained.	Project Arborist to mark Tree Protection Zones and install fences, mulch, irrigation and signage Issue a Certification of Compliance of tree protection measures being in place and soil rehabilitation undertaken
Construction work	Liaison with site manager, compliance and any deviation from approved plan	Maintain or amend protective measures Supervision and monitoring formal notification of any deviation from approved tree protection plan
Stormwater connection installation through TPZ, Implement hard and soft landscape works	Supervise Installation of pipes within tree TPZ	Excavate trench through TPZ under Arborist supervision, install pipework, remove selected protective measures as necessary and perform remedial tree works Issue a Certificate of Compliance
Practical Completion	Tree vigour and structure Assessment and undertake soil rehabilitation for all retained trees	Remove all remaining tree Protection measures Certification of tree protection and soil rehabilitation for Protected Trees
Defects liability / maintenance period	Tree vigour and structure	Undertake any required remedial tree works Certification of tree protection if necessary

Reason: To ensure the timing and frequency of inspections by the Project Arborist is appropriate to maintain the health of existing trees to be retained throughout the works.

73. **Tree protection – during construction.** Trees that are shown on the approved plans as being retained must be protected against damage during construction.

Reason: To ensure the protection of existing trees on site.

74. **Tree works – Australian Standards.** All tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in Arboriculture with NSW Work Cover Code of Practice for Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).

Reason: To ensure that any tree work is carried out by a qualified Arborist.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

75. **Landscaping.** All approved landscaping works approved by condition 1 are to be completed prior to the issue of the **Occupation Certificate**.

Reason: To ensure completion of landscaping works in accordance with the approved plans.

76. **Emergency Evacuation.** Prior to issue of an Occupation Certificate, a Fire Safety and Evacuation Plan complying with AS3745 prepared for all new centres and for developments resulting in an increase in places is to be prepared

The Fire Safety and Evacuation Plan is to address:

- The mobility of children and how this is to be accommodated during an evacuation;
- The location of a safe congregation area, away from the evacuated building, busy roads and other hazards, and away from evacuation points for use by other occupants/tenants of the same building or of surrounding buildings; and
- The supervision of children during the evacuation and at the congregation area with regard to the capacity of the child care centre including child to staff ratios.

Reason: To ensure the safe evacuation of the building in the event of an emergency.

77. **Fire safety matters.** At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirements.

78. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.

Reason: To clarify the configuration of the completed stormwater management system.

79. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention, and pump/ sump components incorporated in the approved Stormwater Management system. The terms of the instrument are to be in accordance with the Council's standard for the relevant systems and are to be to the satisfaction of Council. To assure Council the construction of the stormwater management system has been completed, stormwater Works-As-Executed plans and certification of the system are to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website). The positive covenant must be registered on the title prior to the release of any Occupation Certificate for development works for which the system(s) serve.

Reason: This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s).

80. **Engineering Compliance Certificates.** Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.
- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
 - b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.

- c) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual “*Managing Urban Stormwater: Soils and Construction*” by the NSW Department – Office of Environment and Heritage and Council’s DCP 2014 Part 8.1 (Construction Activities).

Reason: To ensure that all engineering components are completed to the satisfaction of an appropriately qualified person, prior to occupation or use of the development.

81. **On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council’s DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from Council’s Customer Service Centre at 1 Pope Street, Ryde (Top Ryde City Shopping Centre).

Reason: To ensure that owners of the site are aware of the location of the onsite detention system and the need to maintain the system over the life of the development.

82. **Certification of fit-out work** - Where Council is not the Principal Certifying Authority, the PCA must inspect the completed fit-out and issue a compliance certificate certifying that the fit-out complies with Food Safety Standard 3.2.3: *Food Premises and Equipment* and Australian Standard AS 4674-2004: *Design, construction and fit-out of food premises*, and a copy of the compliance certificate must be submitted to Council, before the issue of an Occupation Certificate.

Reason: To ensure compliance with the relevant Australian Standard.

83. **Compliance report – All works/methods/procedures/control measures.** Prior to the issue of an Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that all works/methods/procedures/control measures approved by Council in the Acoustic Assessment Report: Proposed Addition North Ryde Community Pre-school, 13 Clermont Avenue, Ryde, Noise Assessment (DA Phase), Report No. 211290-01R-DD Rev02 by Acoustic Consulting Engineers Pty Ltd, 24 March 2022 and any related project documentation following report has been completed.

Reason: Compliance with relevant noise criteria.

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

84. **Hours of operation.** The hours of operation are to be restricted to:

- 8:00am to 4:00pm (Monday-Friday).

This condition does not apply to activities (e.g. staff arriving on site, staff meetings or cleaning) which take place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling, then such internal activities must not occur outside the hours of use specified above.

A maximum of eight social/fundraising activities/gatherings are permitted to be held during the year on weekday evenings and on weekends. All activities/gatherings must conclude by 10.00pm.

Reason: To ensure conformity with proposal.

85. **Number of children.** The maximum number of children shall be limited to the following:

- 2-4 years: Seventy-Six (76)

Reason: To ensure conformity with proposal.

86. **Number of staff.** The number of staff onsite shall be as follows:

- Sixteen (16) staff are to be provided for children accommodated by the child care centre, **except** where stipulated by the regulations, and
- At least one (1) member of staff for administration/support purposes.

Reason: To ensure sufficient staffing in accordance with the Regulations.

87. **Compliance with Plan of Management.** All control measures and procedures nominated in the North Ryde Community Preschool Plan of Management, 31 March 2022 must be adhered to.

Reason: To ensure the appropriate use of the site.

88. **Delivery times.** All deliveries to the child care centre are not to occur between the hours of 3:30pm and 9:00am Monday to Friday.

Reason: To minimise disturbance of surrounding areas and conflict with peak pick and drop off times.

89. **Loading area.** All deliveries during permitted times are to be loaded and unloaded within the carpark.

Reason: To minimise disturbance of surrounding areas.

90. **Offensive noise.** The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.

Reason: To protect the amenity of neighbouring properties.

91. **Waste storage/disposal – hours of collection.** Waste and recyclable material generated by these premises must not be collected between the hours of 6:00pm and 7:00am Monday to Friday.

Reason: To protect the amenity of neighbouring properties.

92. **Waste storage/disposal – method.** All waste generated on the premises must be stored and disposed of in an environmentally acceptable manner.

Reason: To protect the amenity of the surrounding area.

93. **Waste storage/disposal – containers.** An adequate number of suitable waste containers must be kept on the premises for the storage of garbage, recycling and trade waste.

Reason: To protect the amenity of the surrounding area.

94. **Transfer of waste containers to emptying point** - Staff or contractors must be employed to take the waste containers from the waste storage area to the container emptying point for servicing and to return the containers to the garbage room or waste storage area after servicing.

Reason: To ensure effective waste management.

95. **Maintenance of waste storage areas** - All waste storage areas must be maintained in a clean and tidy condition at all times.

Reason: To ensure effective waste management.

96. **Council may require acoustical consultants report** - Upon receipt of a justified customer request, Council may require the submission of an acoustic report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.

Reason: To demonstrate compliance with relevant legislation.

97. **Noise and vibration from plant or equipment** - Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

(a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *Noise Policy for Industry (EPA, 2017)*.

(b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand

Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors.*

(c) The transmission of vibration to any place of different occupancy.

Reason: To prevent loss of amenity to the area.

ADVISORY NOTES

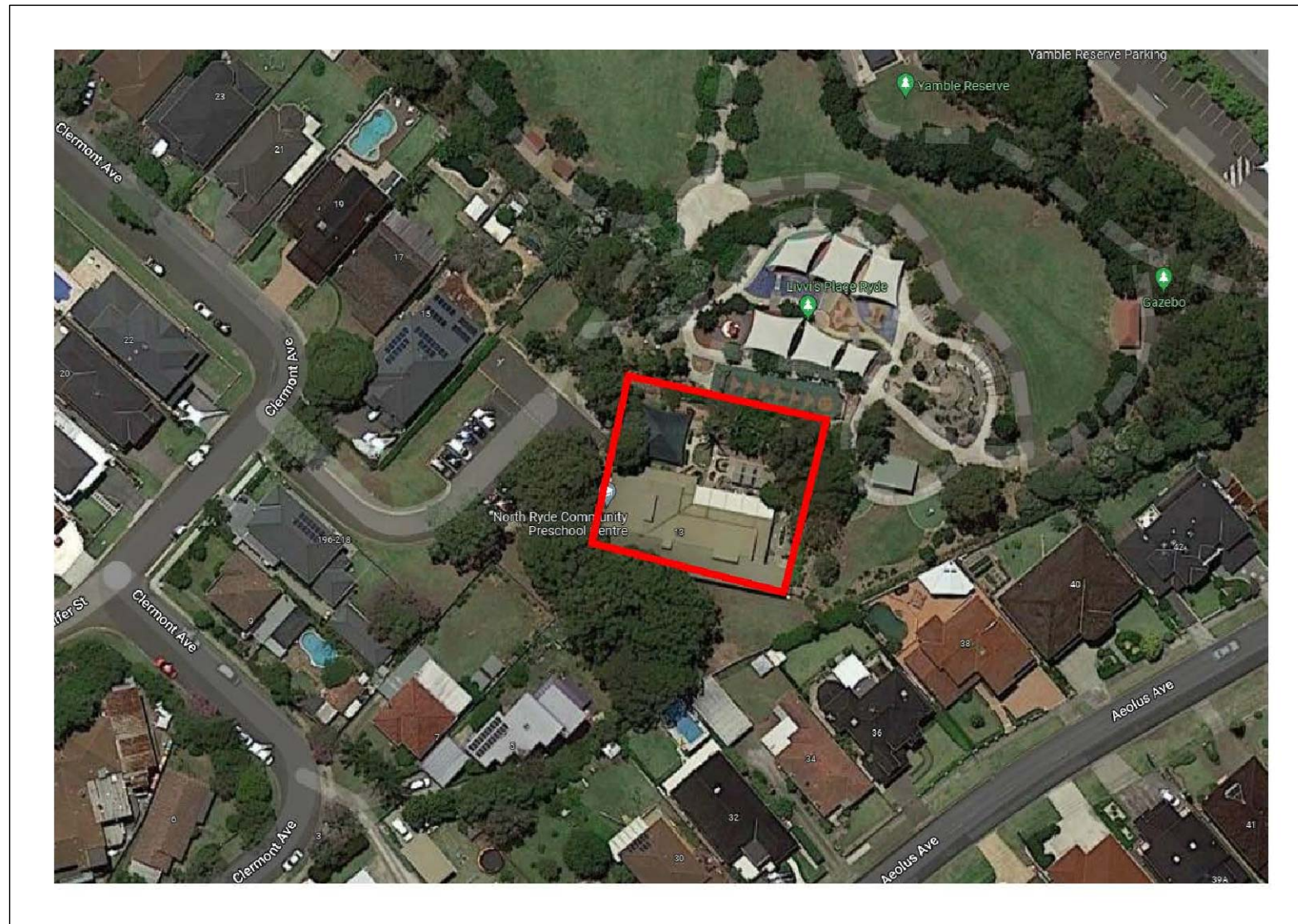
Health Inspection Services:

98. **Inspections and fees** - Council officers may carry out periodic inspections of the premises to ensure compliance with relevant environmental health standards and Council may charge an approved fee for this service in accordance with Section 608 of the *Local Government Act 1993*.

The approved fees are contained in Council's Management Plan and may be viewed or downloaded at www.ryde.nsw.gov.au.

Reason: Statutory requirement.

Development Application



1 LOCATION PLAN

DRAWING LIST

DA01	Cover Sheet
DA02	Site Analysis Plan
DA03	Site Plan
DA04	General Layout Plan
DA05	Plan - Proposed Works
DA06	West & South Elevations
DA07	East & North Elevations
DA08	Section
DA09	Section
DA10	Shadow Diagrams
DA11	Shadow Diagrams
DA12	Shadow Diagrams

Issue	date	note
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents.
This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

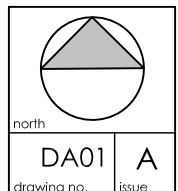
Graham Bakewell
45 Prospect Street
Erskineville NSW 2043
tel: 9590 7521
email: gb100@optusnet.com.au
Architect
Reg. No. 6118

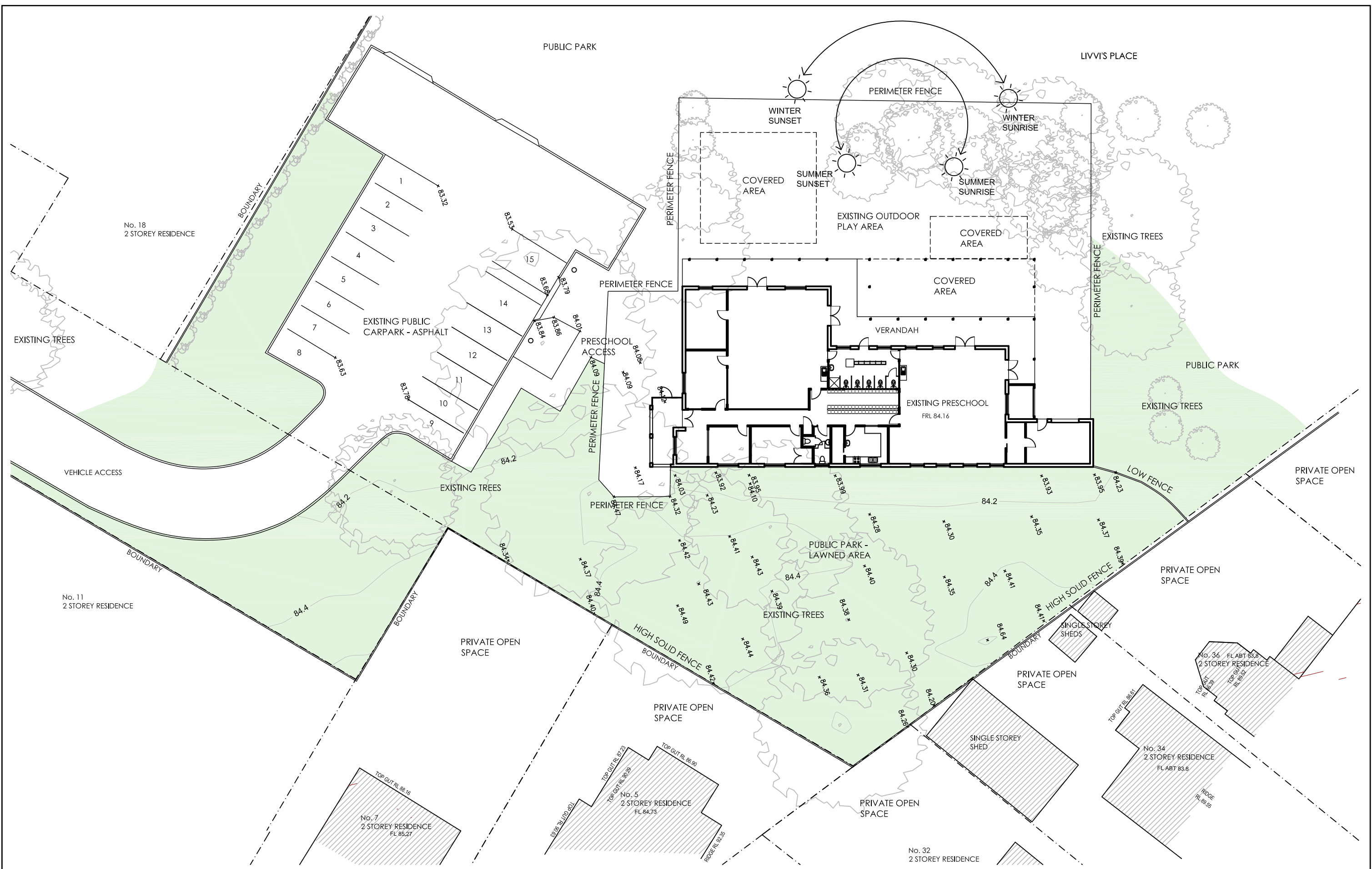


Alterations to North Ryde Community Preschool
13 Clermont Avenue
North Ryde
Lot1 DP 708529 & Lot 17 DP 12753

City of Ryde
Cover Sheet

2041
1:200 @ A3
February 2022





Issue	date	note
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell Architect
 45 Prospect Street Erskineville NSW 2043
 tel: 9590 7521 email: gb100@optusnet.com.au Reg. No. 6118

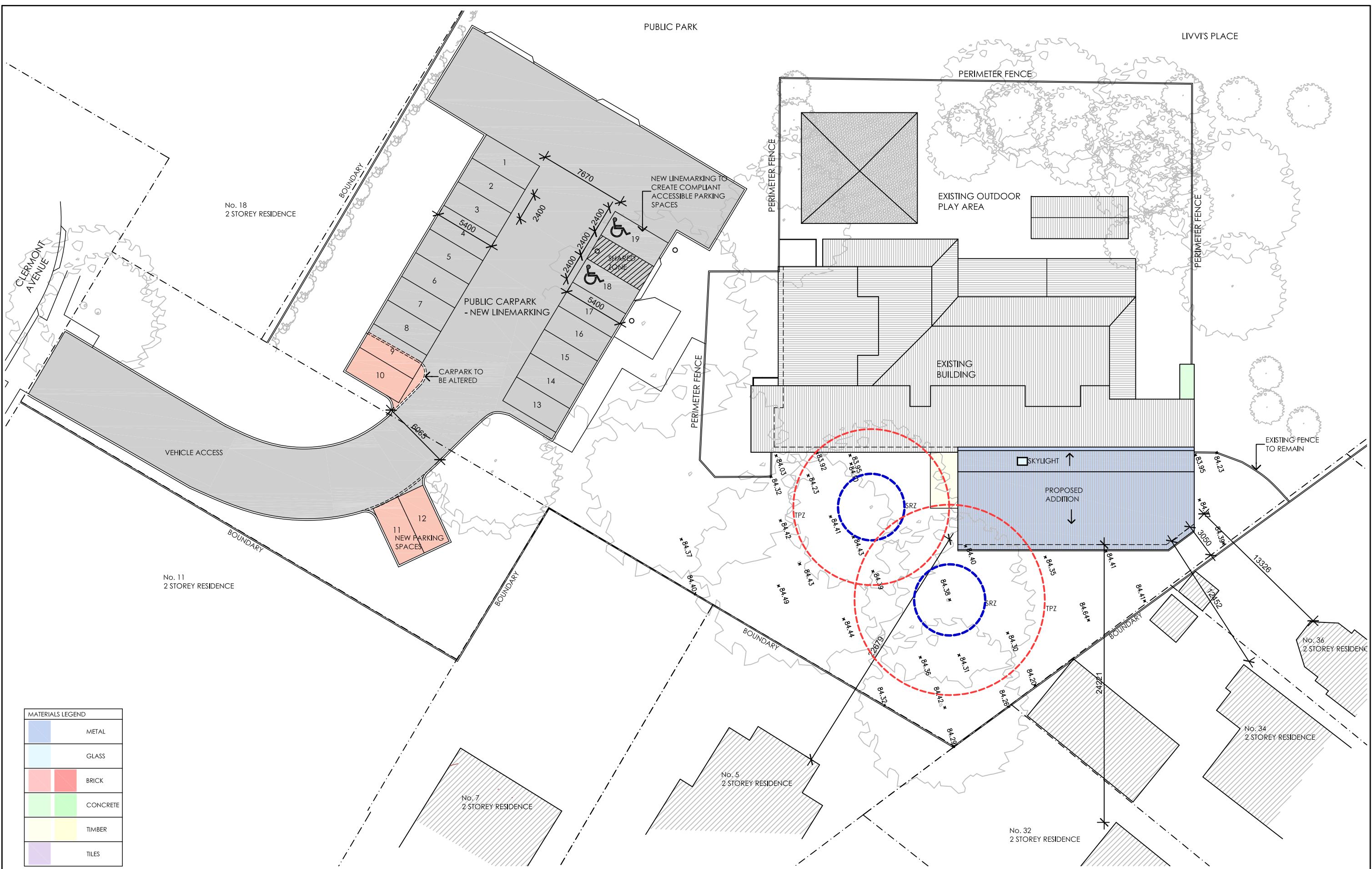


Alterations to North Ryde Community Preschool
 13 Clermont Avenue North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753

City of Ryde
 client
Site Analysis Plan
 drawing

project **2041**
 scale 1:300 @ A3
 date February 2022

North arrow symbol
 drawing no. **DA02**
 issue **A**



Issue	date
A Issue for DA Submission	17.05.21

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
45 Prospect Street
Erskineville NSW 2043
tel: 9590 7521
email: gb100@optusnet.com.au
Reg. No. 6118

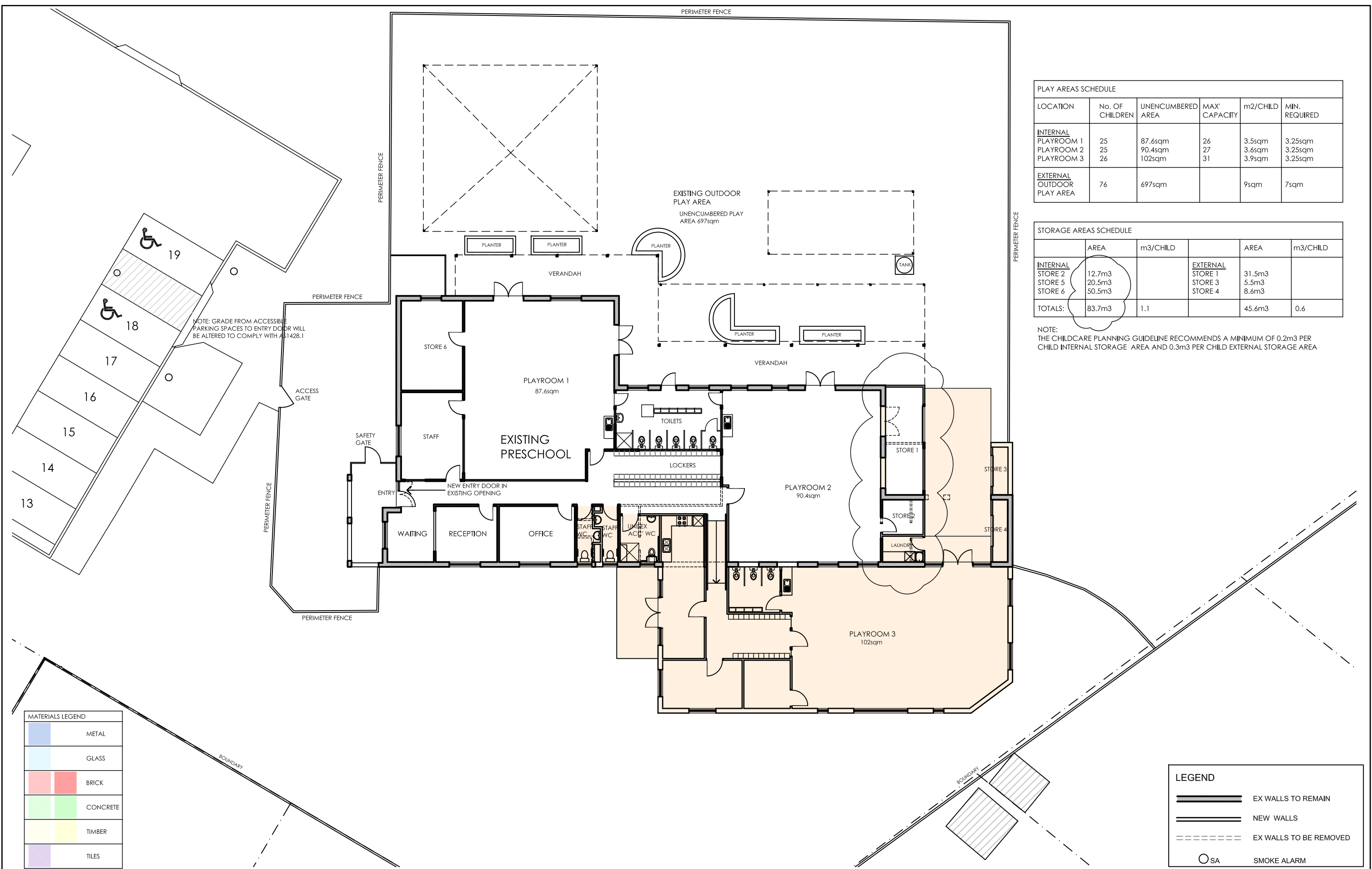


Alterations to North Ryde Community Preschool
13 Clermont Avenue
North Ryde
Lot1 DP 708529 & Lot 17 DP 12753

City of Ryde
client
Site Plan
drawing

project **2041**
scale 1:300 @ A3
date February 2022

north
DA03 A
drawing no. issue



PLAY AREAS SCHEDULE					
LOCATION	No. OF CHILDREN	UNENCUMBERED AREA	MAX' CAPACITY	m2/CHILD	MIN. REQUIRED
INTERNAL PLAYROOM 1	25	87.6sqm	26	3.5sqm	3.25sqm
PLAYROOM 2	25	90.4sqm	27	3.6sqm	3.25sqm
PLAYROOM 3	26	102sqm	31	3.9sqm	3.25sqm
EXTERNAL OUTDOOR PLAY AREA	76	697sqm		9sqm	7sqm

STORAGE AREAS SCHEDULE					
	AREA	m3/CHILD		AREA	m3/CHILD
INTERNAL STORE 2	12.7m3		EXTERNAL STORE 1	31.5m3	
STORE 5	20.5m3		STORE 3	5.5m3	
STORE 6	50.5m3		STORE 4	8.6m3	
TOTALS:	83.7m3	1.1		45.6m3	0.6

NOTE:
THE CHILDCARE PLANNING GUIDELINE RECOMMENDS A MINIMUM OF 0.2m3 PER CHILD INTERNAL STORAGE AREA AND 0.3m3 PER CHILD EXTERNAL STORAGE AREA

MATERIALS LEGEND	
	METAL
	GLASS
	BRICK
	CONCRETE
	TIMBER
	TILES

LEGEND	
	EX WALLS TO REMAIN
	NEW WALLS
	EX WALLS TO BE REMOVED
	SMOKE ALARM

Issue	date	note
B	08.06.22	Reissue for DA Submission
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
45 Prospect Street
Erskineville NSW 2043
tel: 9590 7521
email: gb100@optusnet.com.au
Architect
Reg. No. 6118

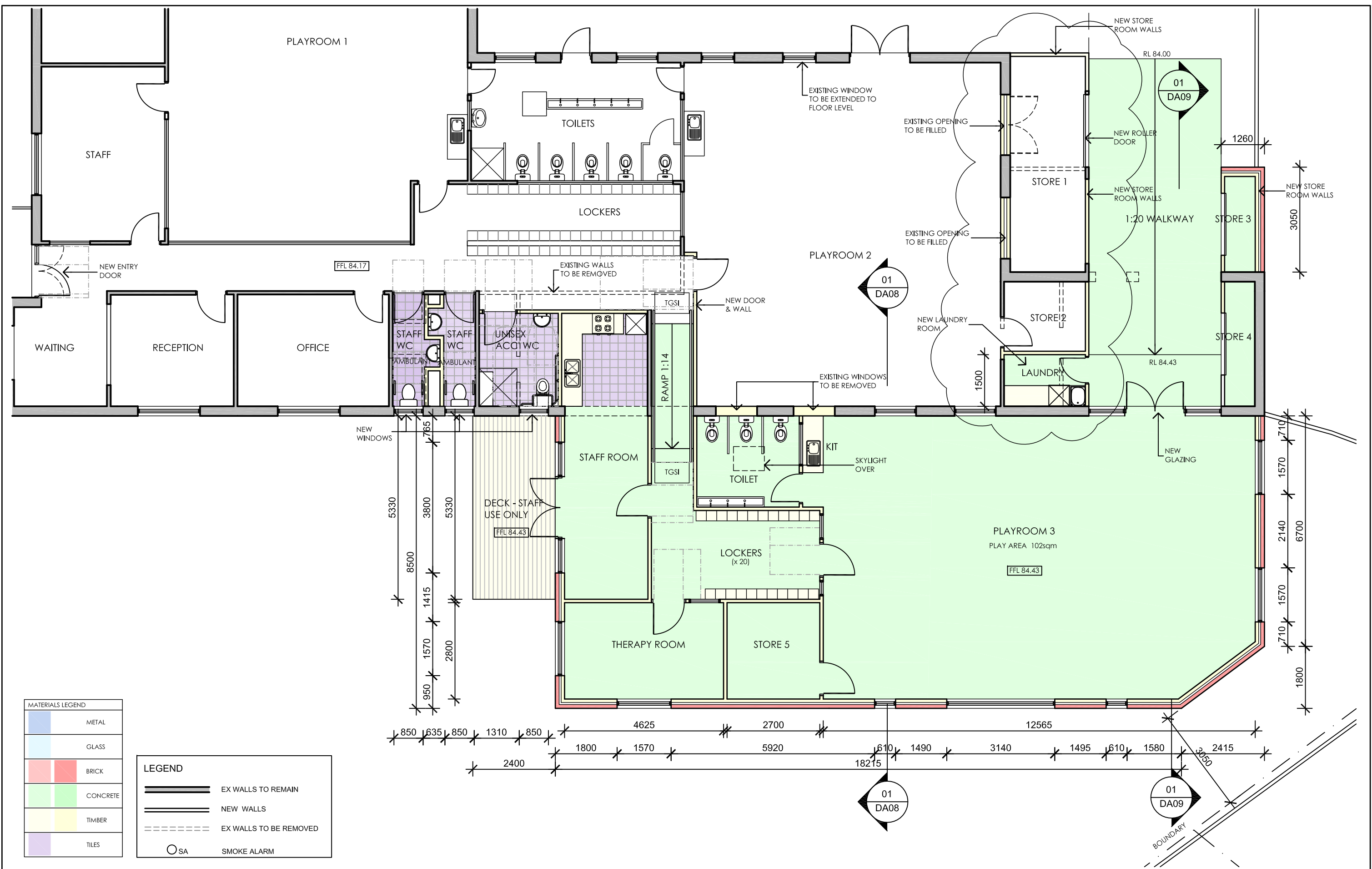


Alterations to North Ryde
Community Preschool
13 Clermont Avenue
North Ryde
Lot1 DP 708529 & Lot 17 DP 12753

City of Ryde
client
General Layout Plan
drawing

project 2041
scale 1:200 @ A3
February 2022
date

north
DA04 B
drawing no. issue



MATERIALS LEGEND

[Blue Box]	METAL
[Light Blue Box]	GLASS
[Red Box]	BRICK
[Green Box]	CONCRETE
[Yellow Box]	TIMBER
[Purple Box]	TILES

LEGEND

[Solid Line]	EX WALLS TO REMAIN
[Dashed Line]	NEW WALLS
[Dotted Line]	EX WALLS TO BE REMOVED
[Circle with SA]	SMOKE ALARM

Issue	date	note
B	08.06.22	Reissue for DA Submission
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect



Alterations to North Ryde Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

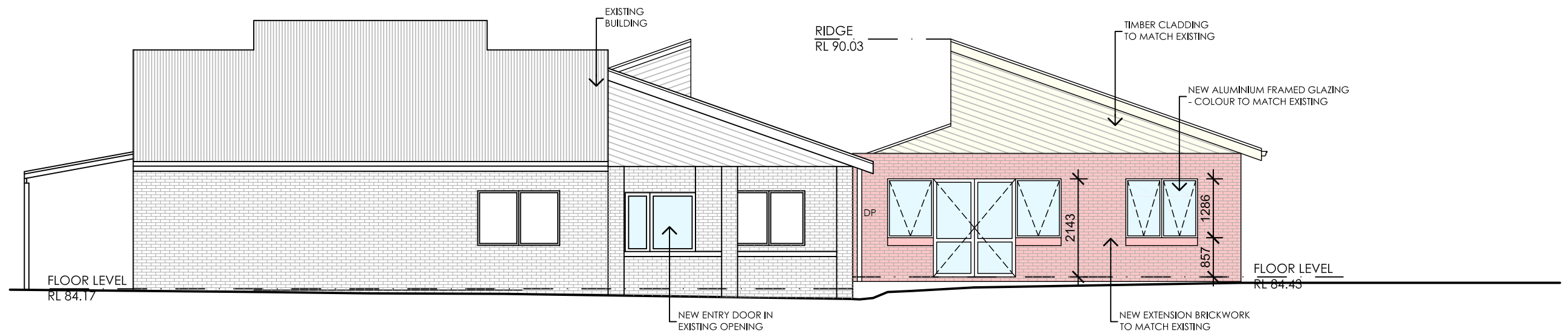
City of Ryde
 client
Plan - Proposed Works
 drawing

project **2041**
 scale 1:100 @ A3
 date February 2022

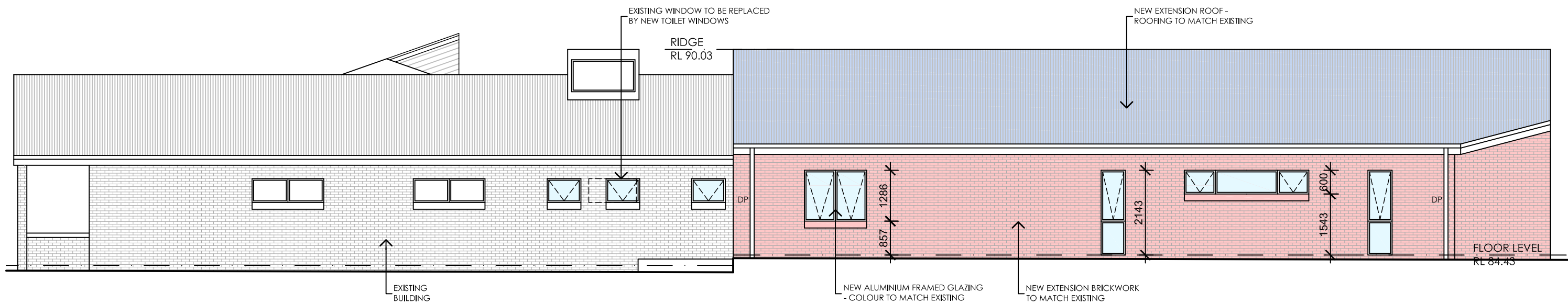
north

DA05 B

drawing no. issue



1 WEST ELEVATION



2 SOUTH ELEVATION

MATERIALS LEGEND	
	METAL
	GLASS
	BRICK
	CONCRETE
	TIMBER
	TILES

issue	date	note
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect

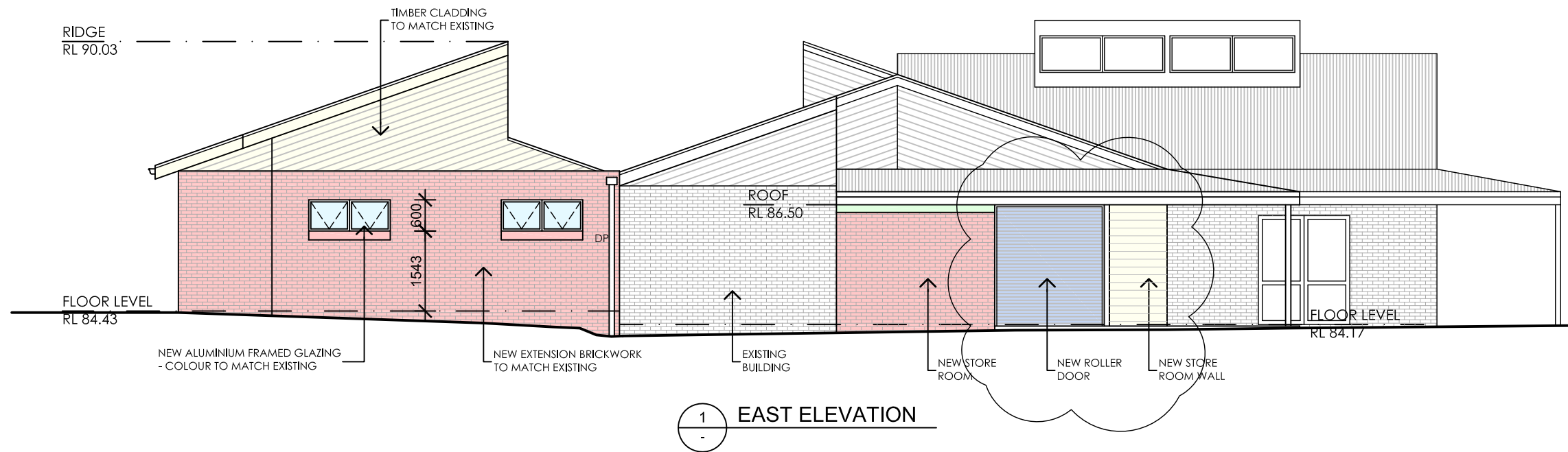


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753

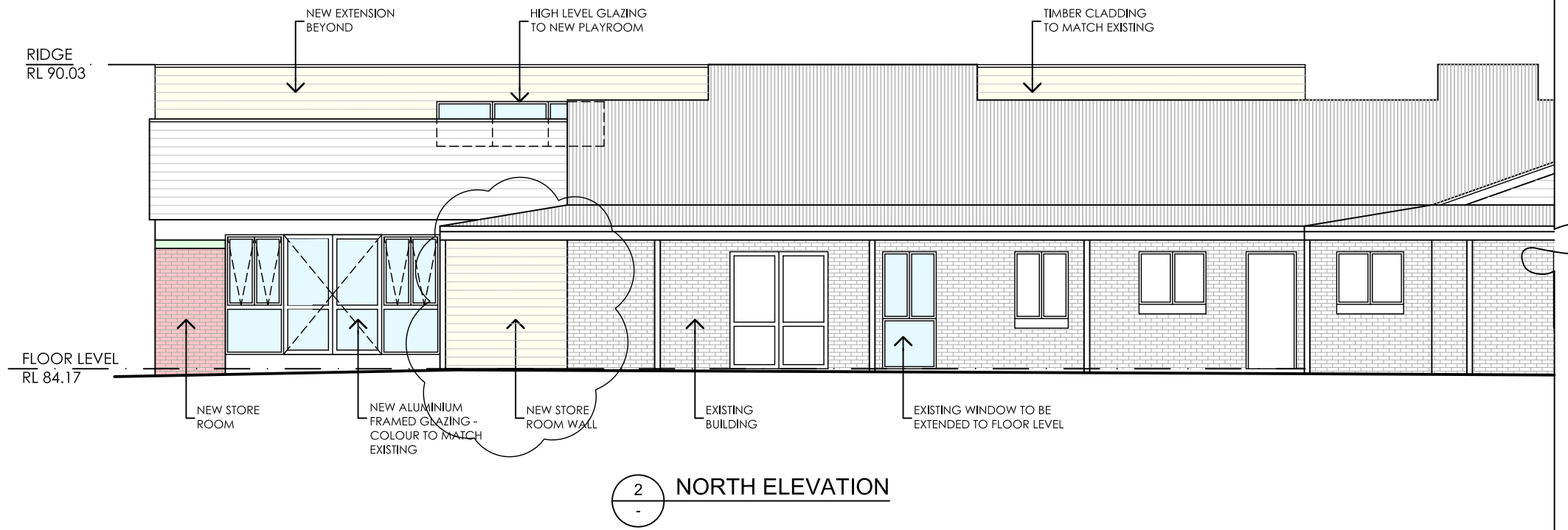
City of Ryde
 client
 West & South Elevations
 drawing

project 2041
 scale 1:100 @ A3
 date February 2022

north
 drawing no. DA06
 issue A



1 EAST ELEVATION



2 NORTH ELEVATION

MATERIALS LEGEND	
	METAL
	GLASS
	BRICK
	CONCRETE
	TIMBER
	TILES

issue	date	note
B	08.06.22	Reissue for DA Submission
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect

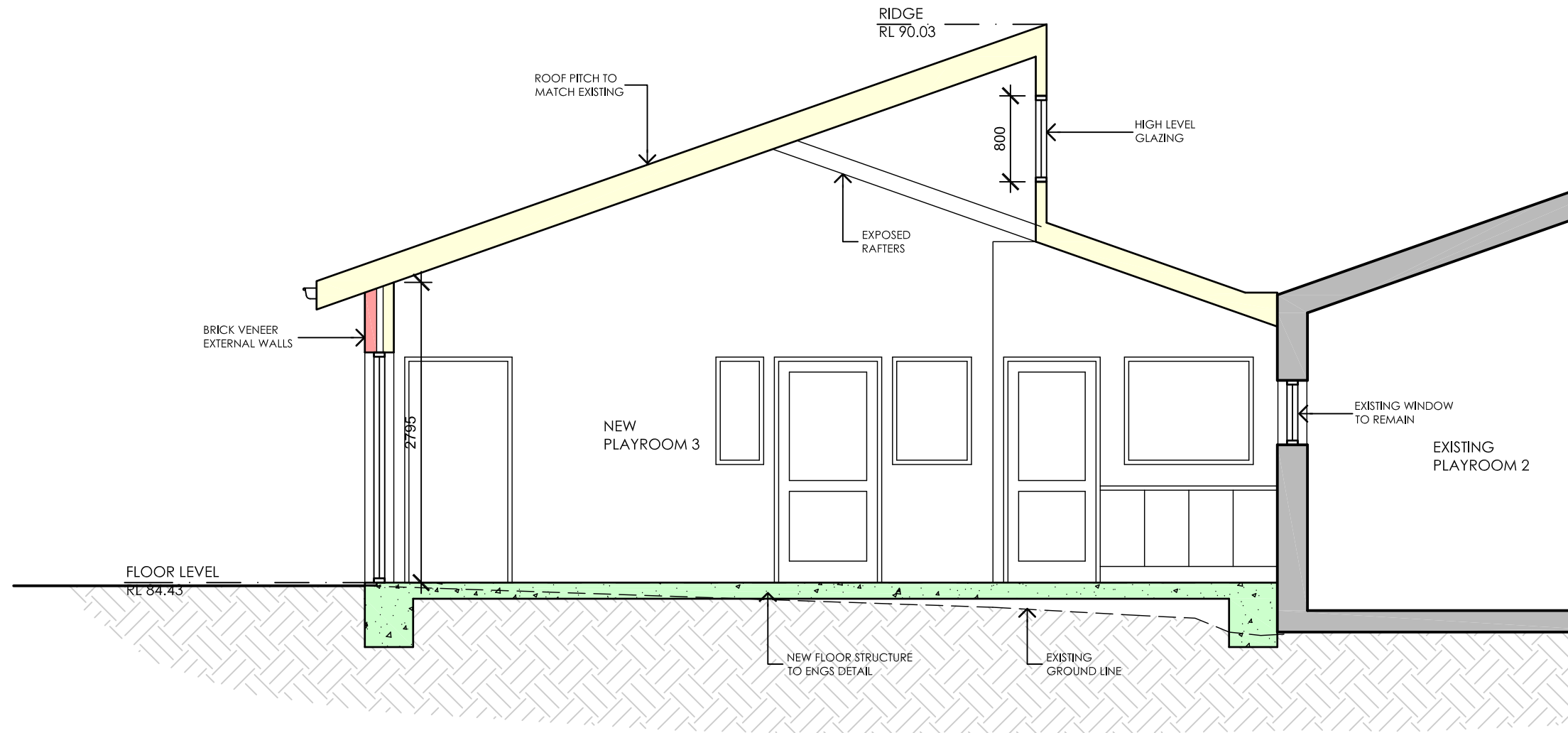


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

City of Ryde
 client
 East & North Elevations
 drawing

2041
 project
 1:100 @ A3
 scale
 February 2022
 date

north
 DA07
 drawing no.
 B
 issue



MATERIALS LEGEND	
	METAL
	GLASS
	BRICK
	CONCRETE
	TIMBER
	TILES

issue	date	note
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents.
 This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect

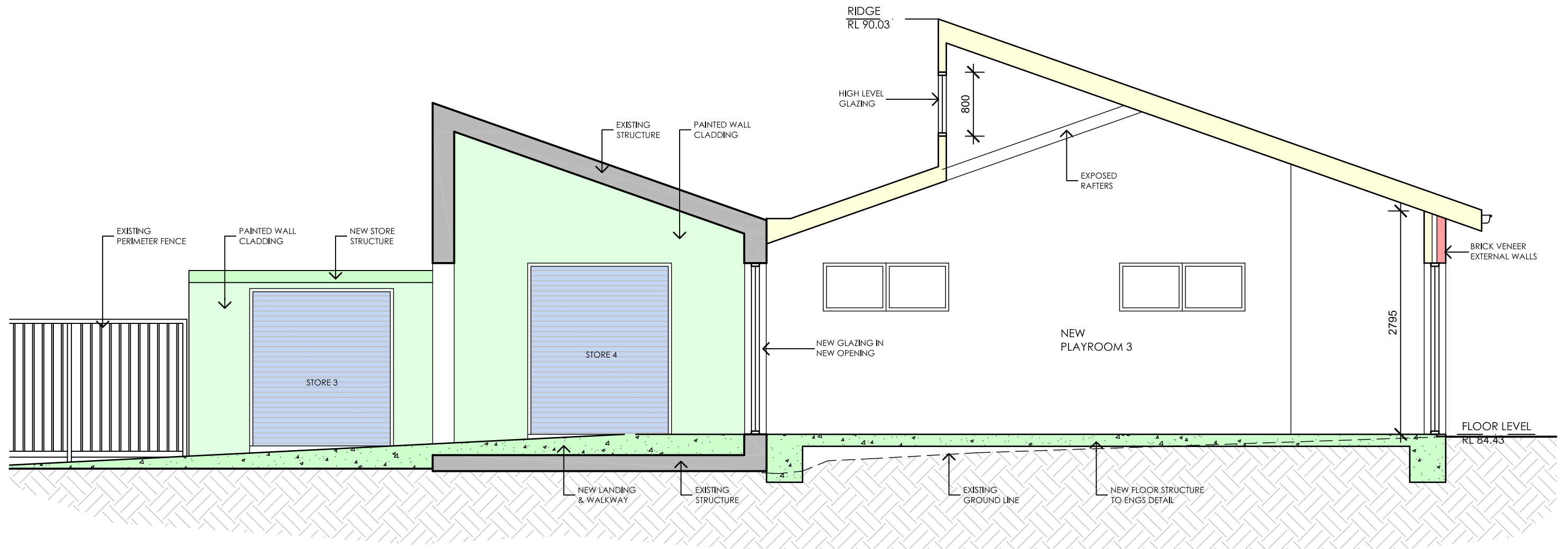


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

City of Ryde
 client
 Section
 drawing

project 2041
 scale 1:50 @ A3
 date February 2022

north
 drawing no. DA08
 issue A



MATERIALS LEGEND	
	METAL
	GLASS
	BRICK
	CONCRETE
	TIMBER
	TILES

Issue	date
A Issue for DA Submission	23.03.22

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents.
 This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect

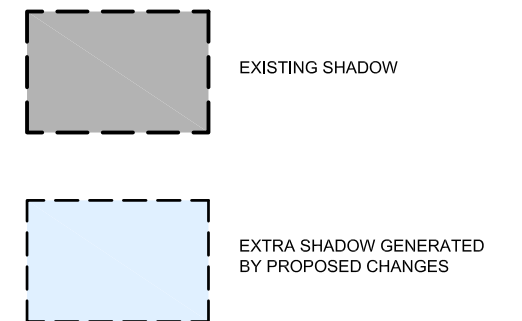
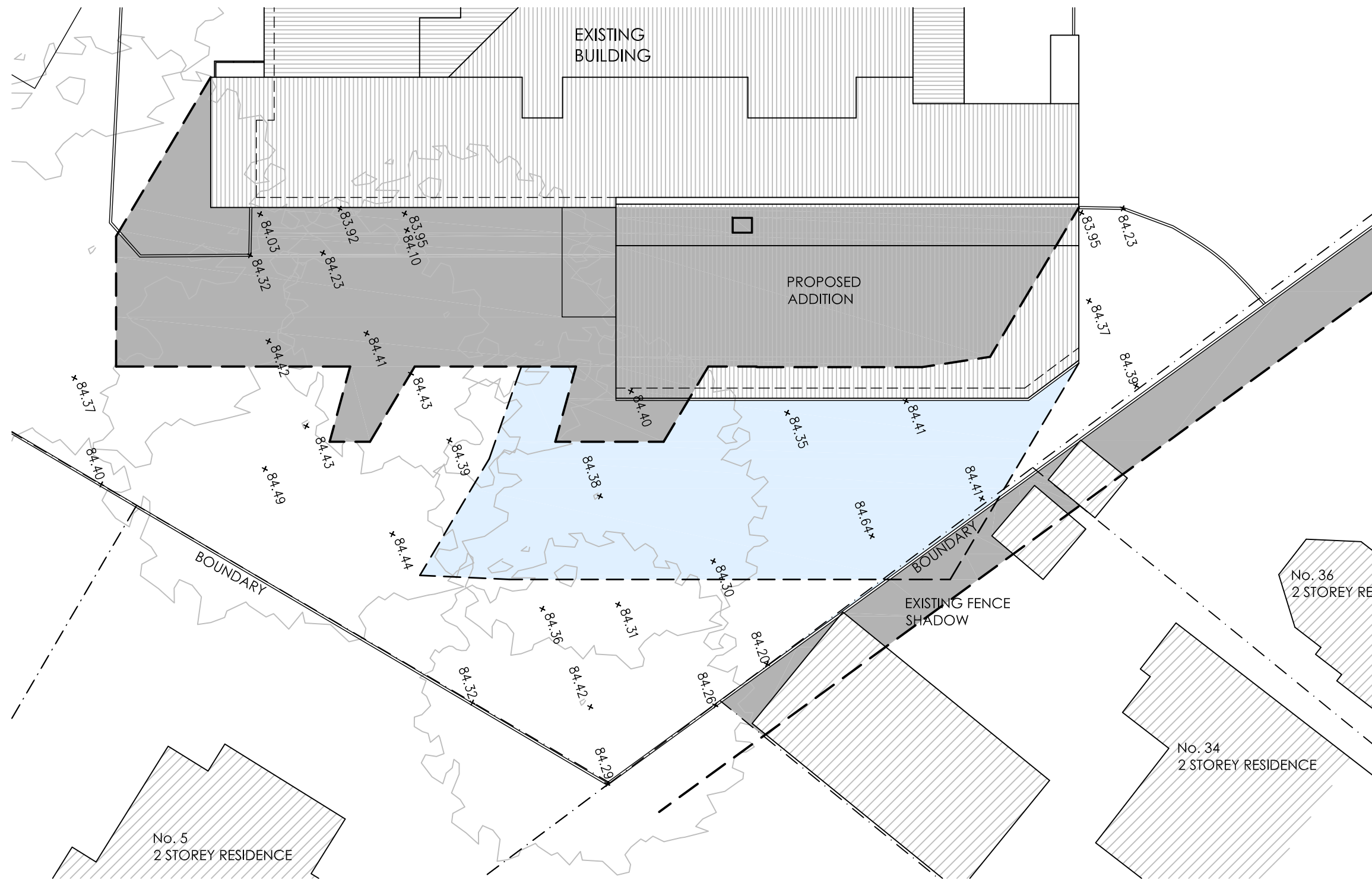


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

City of Ryde
 client
 Section
 drawing

2041
 project
 1:50 @ A3
 scale
 February 2022
 date

north
 DA09
 drawing no.
 A
 issue



SUN ANGLES:
 JUNE 21 9am & 3pm ALTITUDE - 17deg AZIMUTH - 42deg
 10am & 2pm ALTITUDE - 25deg AZIMUTH - 31deg
 11am & 1pm ALTITUDE - 28deg AZIMUTH - 17deg
 NOON ALTITUDE - 31deg AZIMUTH - 0deg

Issue	date	note
A	23.03.22	Issue for DA Submission

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

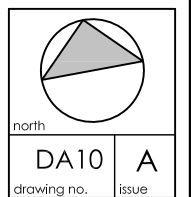
Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect
 architect

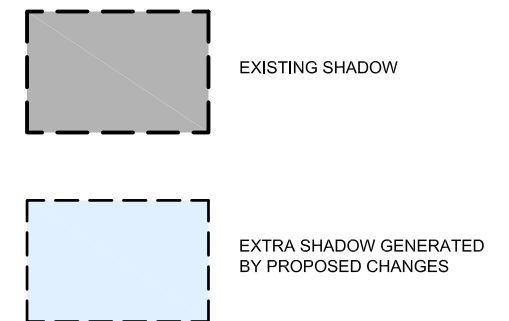
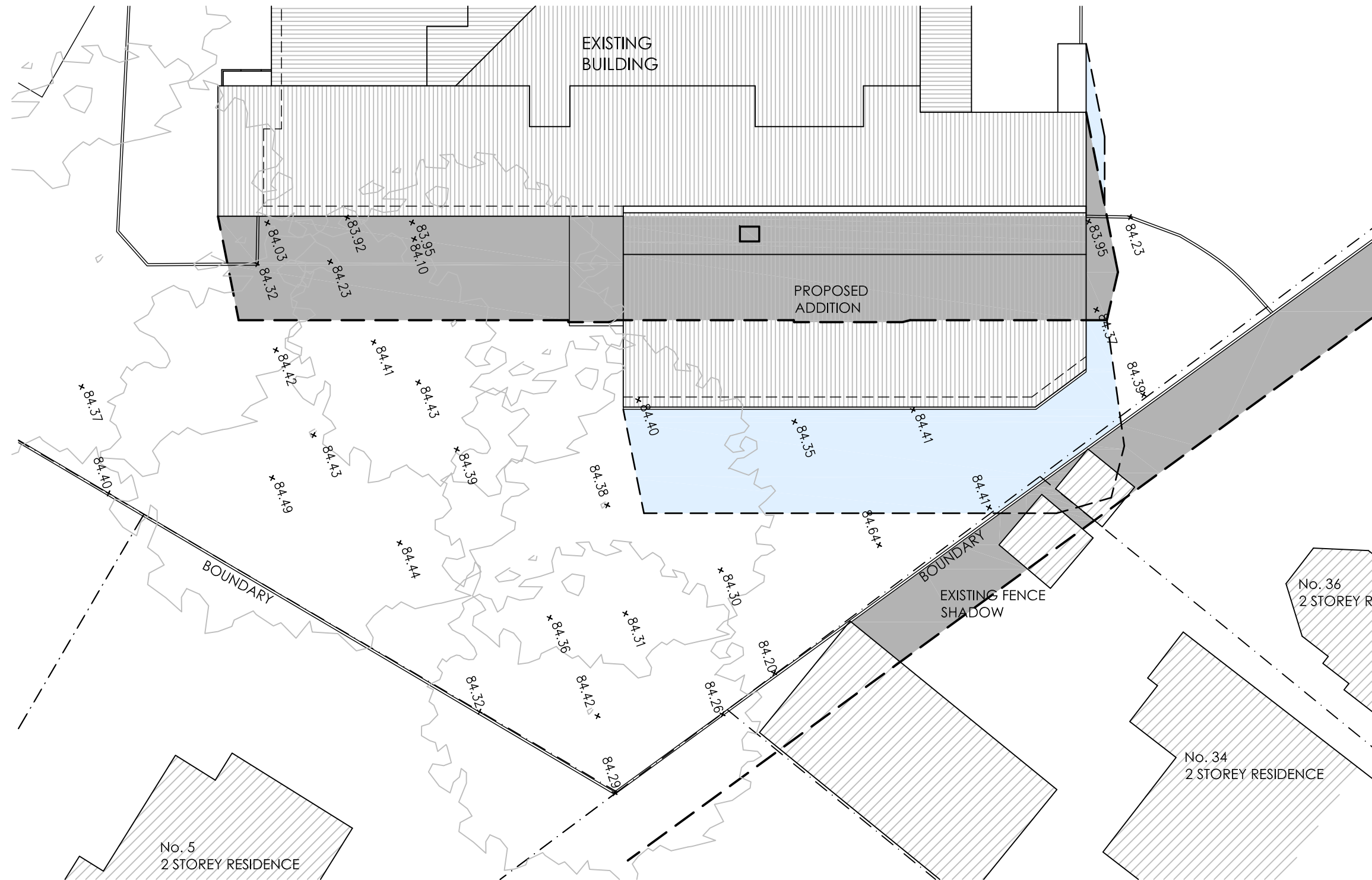


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

City of Ryde
 client
 Shadow Diagrams
 9am 21 June
 drawing

2041
 project
 1:200 @ A3
 scale
 February 2022
 date





SUN ANGLES:
 JUNE 21 9am & 3pm ALTITUDE - 17deg AZIMUTH - 42deg
 10am & 2pm ALTITUDE - 25deg AZIMUTH - 31deg
 11am & 1pm ALTITUDE - 28deg AZIMUTH - 17deg
 NOON ALTITUDE - 31deg AZIMUTH - 0deg

Issue	date
A Issue for DA Submission	23.03.22

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

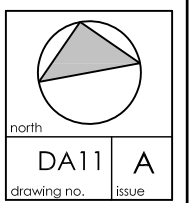
Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Reg. No. 6118
 Architect
 architect

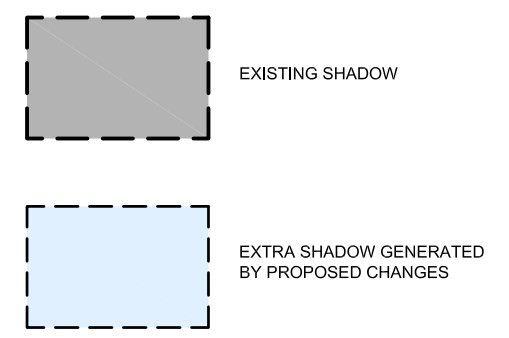
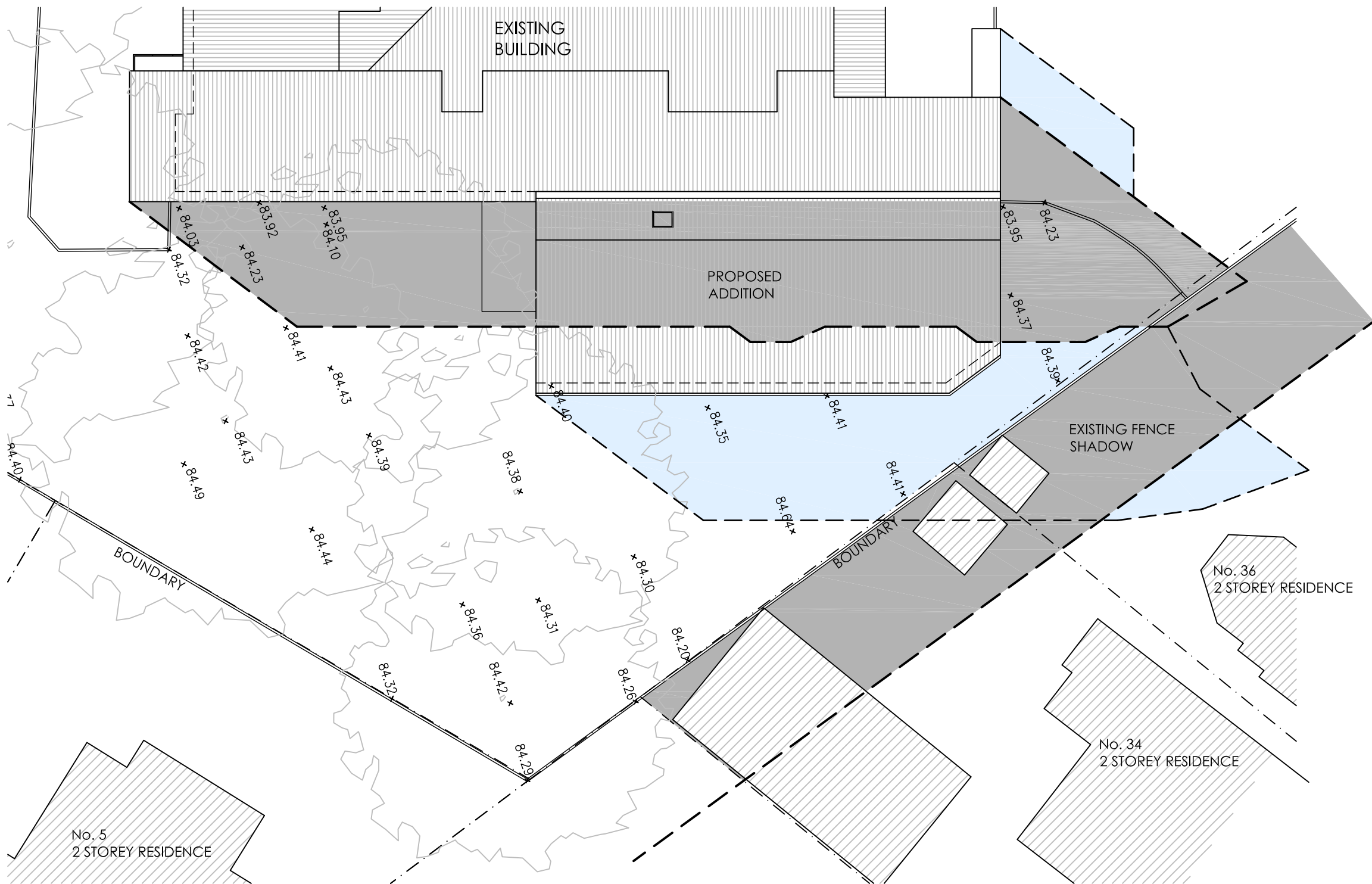


Alterations to North Ryde
 Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

City of Ryde
 client
 Shadow Diagrams
 12 noon 21 June
 drawing

2041
 project
 1:200 @ A3
 scale
 February 2022
 date





SUN ANGLES:
 JUNE 21 9am & 3pm ALTITUDE - 17deg AZIMUTH - 42deg
 10am & 2pm ALTITUDE - 25deg AZIMUTH - 31deg
 11am & 1pm ALTITUDE - 28deg AZIMUTH - 17deg
 NOON ALTITUDE - 31deg AZIMUTH - 0deg

Issue	date
A Issue for DA Submission	23.03.22

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

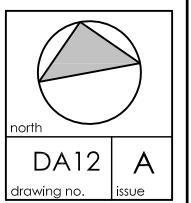
Graham Bakewell Architect
 45 Prospect Street Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au Reg. No. 6118

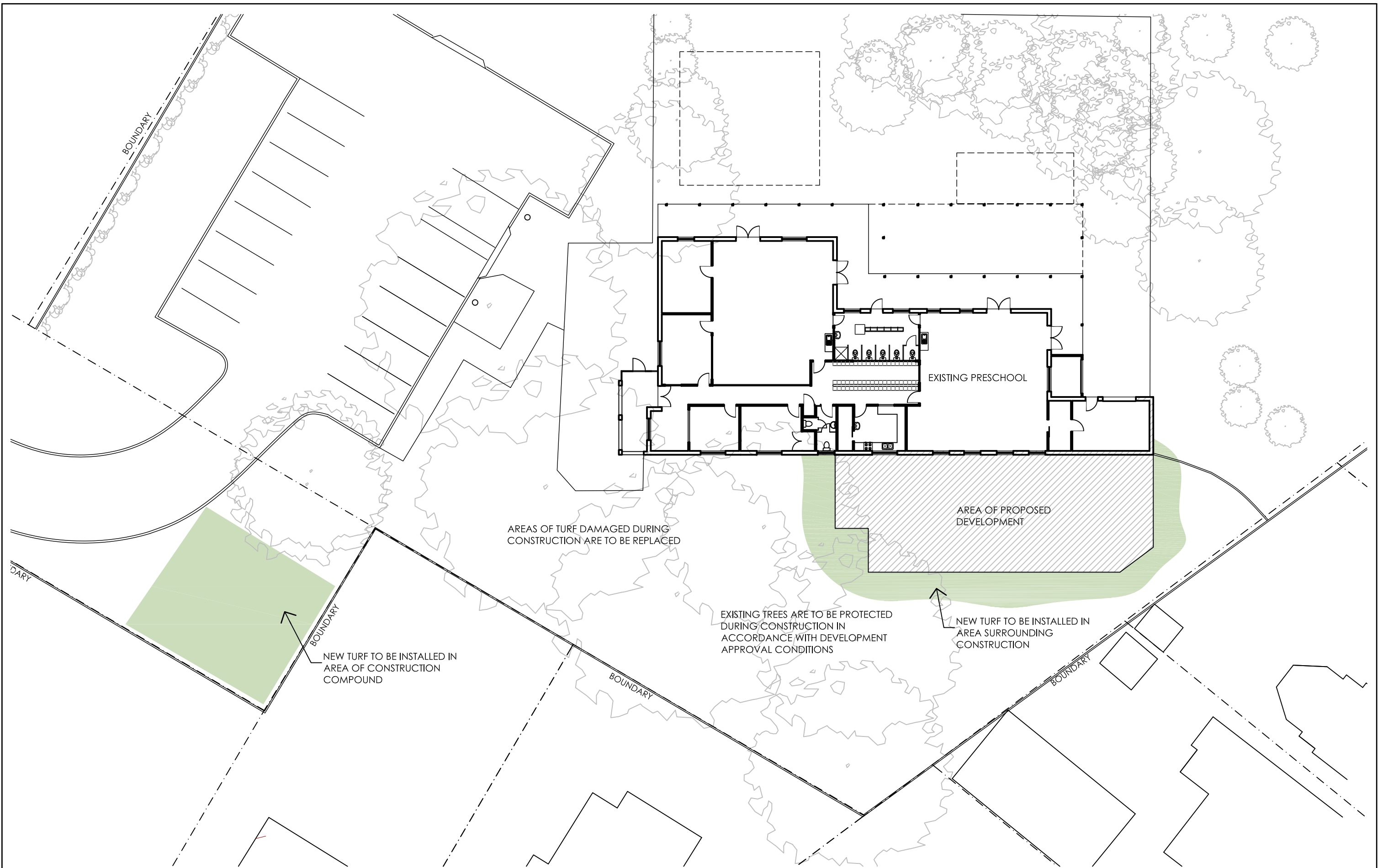


Alterations to North Ryde Community Preschool
 13 Clermont Avenue North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753

City of Ryde
 client
 Shadow Diagrams
 3pm 21 June
 drawing

project 2041
 scale 1:200 @ A3
 date February 2022





A	Issue for DA Submission	23.03.21
Issue		date

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents. This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

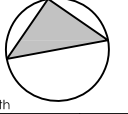
Graham Bakewell
 45 Prospect Street
 Erskineville NSW 2043
 tel: 9590 7521
 email: gb100@optusnet.com.au
 Architect
 Reg. No. 6118
 architect

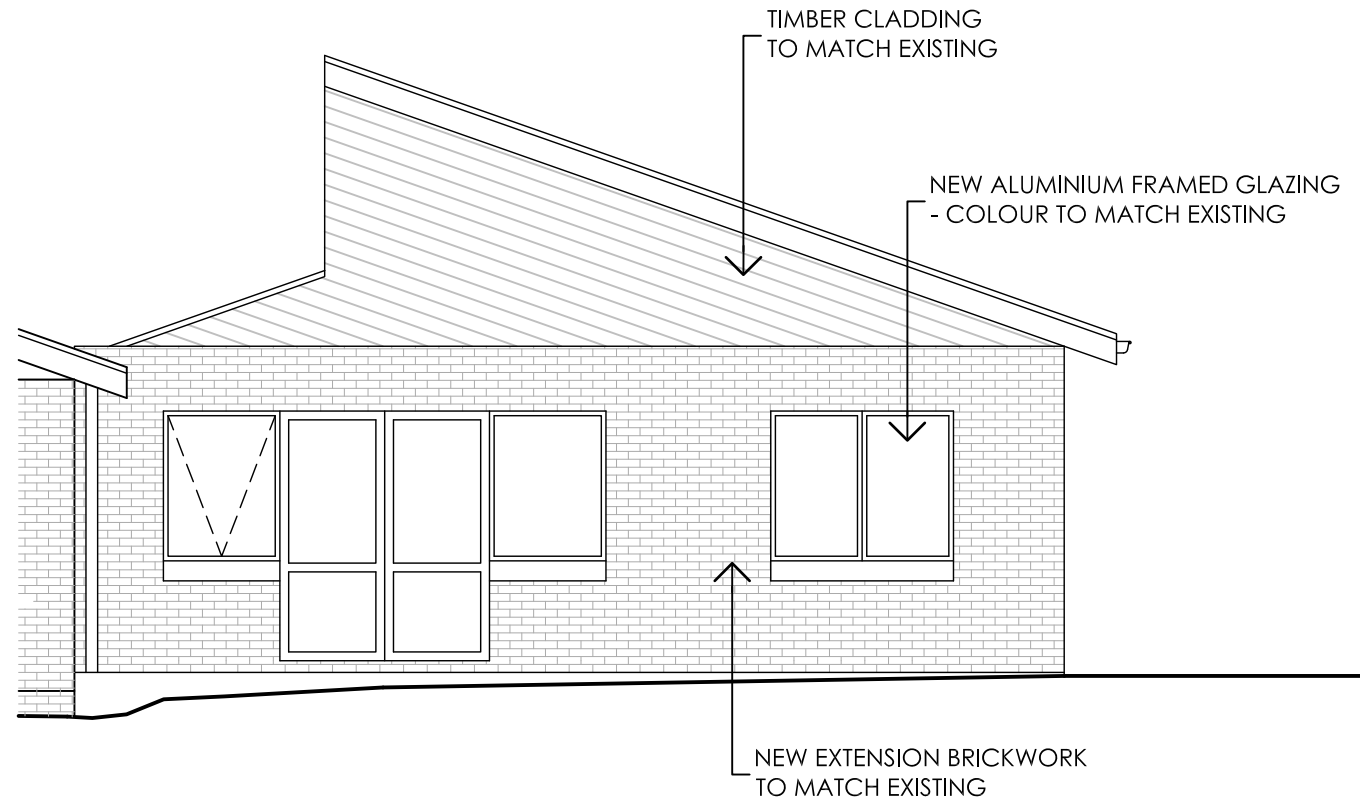


Alterations to North Ryde Community Preschool
 13 Clermont Avenue
 North Ryde
 Lot1 DP 708529 & Lot 17 DP 12753
 project

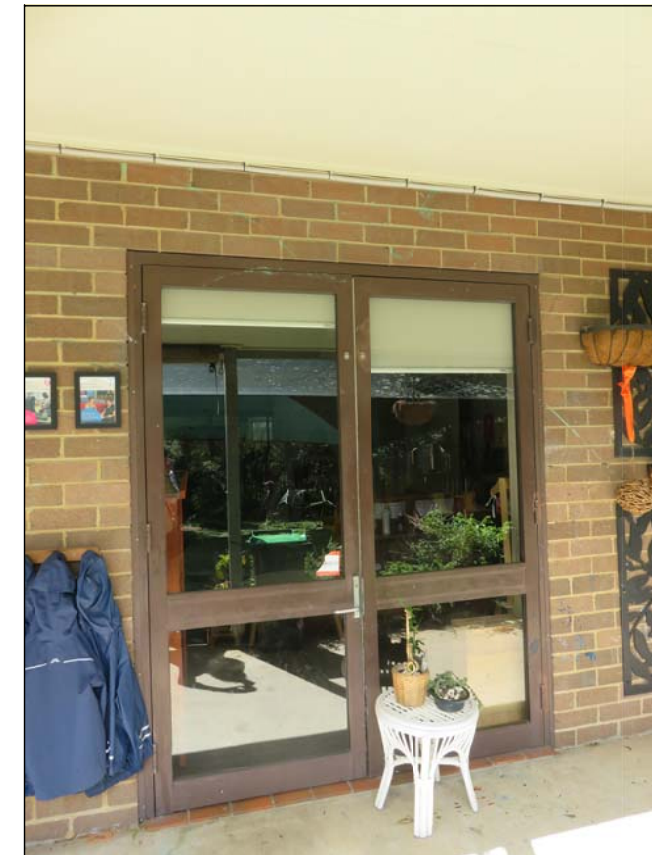
City of Ryde
 client
Landscape Plan
 drawing

project **2041**
 scale 1:250 @ A3
 date February 2022

north 
 drawing no. **LA01**
 issue **A**



BRICKWORK & PAINTED TIMBER WALL
CLADDING TO MATCH EXISTING



NEW WINDOW FRAMES
TO MATCH EXISTING

A	Issue for DA Submission	23.03.21
issue		date

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. Any discrepancies to be referred to Architect prior to proceeding. Use written dimensions only, do not scale from drawings. All drawings are to be read in conjunction with the specification and consultant documents.
This drawing is COPYRIGHT © and shall not be copied without consent of Architect.

Graham Bakewell
45 Prospect Street
Erskineville NSW 2043
tel: 9590 7521
email: gb100@optusnet.com.au
Architect
Reg. No. 6118
architect



Alterations to North Ryde
Community Preschool
13 Clermont Avenue
North Ryde
Lot1 DP 708529 & Lot 17 DP 12753
project

City of Ryde
client
External Materials &
Finishes
drawing

2041
project
NTS
scale
February 2022
date

north
DA13
drawing no.
A
issue